

AGENDA
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MEDFORD CITY COUNCIL MEETING
May 7, 2015
Noon
Council Chambers, Medford City Hall
411 W. 8th Street, Medford

10. Roll Call

Introduction of the McLoughlin Students of the Month

United Way Recognition

20. Approval or correction of the minutes of the April 16, 2015 regular meeting

30. Oral requests and communications from the audience

Comments will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. PLEASE SIGN IN.

40. Consent calendar

40.1 SECOND READING

COUNCIL BILL 2015-37 An ordinance amending Sections 10.012, 10.314, 10.337, and 10.813 of the Medford Code pertaining to beekeeping. (DCA-15-014)

40.2 COUNCIL BILL 2015-38 A resolution granting Mehta Inns' Petition for Waiver pertaining to late payment of Transient Lodging Tax for January 2015.

40.3 COUNCIL BILL 2015-39 An ordinance awarding a contract in the amount of \$143,340 to KOGAP Enterprises, Inc., to perform maintenance on storm sewer pipes.

40.4 COUNCIL BILL 2015-40 An ordinance authorizing execution of a one-year Partnership Agreement with West Side Beautification to manage the Union Park Community Garden.

40.5 COUNCIL BILL 2015-41 A ordinance dedicating a perpetual 20-foot wide storm drain easement to the City of Medford which runs east/west through Hawthorne Park from the intersection of Hawthorne Street and Sherman Street west to Bear Creek for the Hawthorne Park Renovation Project.

40.6 COUNCIL BILL 2015-42 A ordinance dedicating to the City of Medford for public right-of-way a portion of Hawthorne Park land along Hawthorne Street, East Jackson Street, and East Main Street.

50. Items removed from consent calendar

60. Ordinances and resolutions

60.1 COUNCIL BILL 2015-43 An ordinance authorizing execution of Intergovernmental Agreement No. 30389 with the Oregon Department of Transportation to defer construction of a new turnaround at the west end of Commerce Drive.

60.2 COUNCIL BILL 2015-44 An ordinance authorizing execution of Amendment No. 3 to the design-build contract awarded to Vitus Construction, Inc. for the Hawthorne Park Renovation Project.

60.3 COUNCIL BILL 2015-45 An ordinance authorizing execution of a second Amended Disposition and Development Agreement between the City of Medford, Northgate Centre LLC, Alba Village LLC, and Regency Centers Corporation.

65. Public Hearing

65.1 COUNCIL BILL 2015-46 A resolution adopting the City's 2015-2019 Consolidated Plan for

Housing and Community Development as required by the U.S. Department of Housing and Urban Development.

- 65.2 COUNCIL BILL 2015-47 A resolution adopting the Action Plan for use of the City's Community Development Block Grant (CDBG) funds for fiscal year 2015-16.
70. **Council Business**
80. **City Manager and other staff reports**
80.1 Quarterly Financial Report
80.2 Further reports from City Manager
90. **Propositions and remarks from the Mayor and Councilmembers**
90.1 Proclamations issued:
National Travel & Tourism Week, May 2-10, 2015
National Nurses Week, May 6-12, 2015
Go By Bike Week, May 12-16, 2015
Kids to Parks Day, May 16, 2015
National Public Works Week, May 17-23, 2015
90.2 Further Council committee reports
90.3 Further remarks from Mayor and Councilmembers
100. **Adjournment to the evening session**

EVENING SESSION
7:00 P.M.

Roll call

110. **Oral requests and communications from the audience**
Comments will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. PLEASE SIGN IN.
120. **Public hearings**
Comments are limited to a total of 30 minutes for applicants and/or their representatives. You may request a 5-minute rebuttal time. Appellants and/or their representatives are limited to a total of 30 minutes and if the applicant is not the appellant they will also be allowed a total of 30 minutes. All others will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. PLEASE SIGN IN.
120.1 COUNCIL BILL 2015-48 An ordinance amending Sections 4.105 and 4.405 of the Medford Code pertaining to sewer rates effective July 15, 2015.
130. **Ordinances and resolutions**
140. **Council Business**
150. **Further reports from the City Manager and staff**
160. **Propositions and remarks from the Mayor and Councilmembers**
160.1 Further Council committee reports
160.2 Further remarks from Mayor and Councilmembers
170. **Adjournment**



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 40.1

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DEPARTMENT: Planning Department
PHONE: 541-774-2380
STAFF CONTACT: James E. Huber, AICP, Planning Director

AGENDA SECTION: Consent Calendar
MEETING DATE: May 7, 2015

SECOND READING

COUNCIL BILL 2015-37

An ordinance amending Sections 10.012, 10.314, 10.337, and 10.813 of the Medford Code pertaining to beekeeping. (DCA-15-014)

ISSUE STATEMENT & SUMMARY:

Beekeeping is currently only permitted in the City limits of Medford on property under the Exclusive Agricultural overlay. Citizens have requested the City consider amending the Code to allow for beekeeping in other zoning districts. The proposal will amend Chapter 10 to expand the beekeeping allowance. (DCA-15-014)

BACKGROUND:

The Planning Commission discussed the topic at their July 14, 2014, study session and initiated the amendment. At a subsequent study session on March 23, 2015, the Planning Commission reviewed the draft language and on March 26, 2015, held a public hearing on the amendment. The Planning Commission voted 8-0 to recommend the City Council approve the amendment. On April 16, 2015, Council voted 4-3 to approve the ordinance.

A. Council Action History

In March 2013, a Medford citizen, Clint Oborn, addressed the City Council asking for consideration of a text amendment that would allow beekeeping in the City limits. The City Council discussed the topic and it was suggested the citizen research other cities' codes and submit a code amendment for Council consideration. In 2014, a similar request was made to the Planning Department by a Medford citizen Jesse Botens. The amendment was initiated by the Planning Commission.

B. Analysis

Urban beekeeping has been spreading in recent years and is a permitted use in small and large cities all across the country. Large cities such as New York, Minneapolis, Denver, and Seattle have incorporated beekeeping provisions into their ordinances. Oregon cities such as Portland, Hillsboro, Talent, and Ashland also provide regulations for urban beekeeping. Planning staff researched cities' ordinances from across the country and within the state to draft language to support beekeeping in the City limits of Medford. Staff spoke with Code Enforcement and Planning staff from Ashland and communicated with the Southern Oregon Beekeepers Association (SOBA) to write a useable and thorough ordinance.

C. Financial and/or Resource Considerations

None.

D. Timing Issues

There are no deadlines to meet for this code amendment.



STRATEGIC PLAN:

The proposed amendments do not directly relate to a specific goal in the Strategic Plan, however they do support the goals described below.

Goal 6: Maintain and enhance community livability.

Goal 7: Encourage a diverse economy.

COUNCIL OPTIONS:

1. Approve the ordinance.
2. Modify the ordinance.
3. Remand the proposal to the Planning Commission for further consideration.
4. Deny the ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval of the ordinance as proposed, based on the findings that the code amendment approval criteria are met.

SUGGESTED MOTION:

I move to approve the ordinance amending Chapter 10 of the Municipal Code.

EXHIBITS:

Ordinance

Staff Report for file DCA-15-014 dated April 9, 2015, including Exhibits A through OOO.

A copy of the slideshow presentation is on file in the Planning Department.

ORDINANCE NO. 2015-37

AN ORDINANCE amending Sections 10.012, 10.314, 10.337, and 10.813 of the Medford Code pertaining to beekeeping.

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

SECTION 1. Section 10.012 of the Medford Code is amended to read as follows:

10.012 Definitions, Specific.

When used in this chapter, the following terms shall have the meanings as herein ascribed:

Beekeeping Terms.

Bee. Any stage of the common domestic honey bee, *Apis mellifera*.

Beekeeper. A person who raises honeybees; apiculturist.

Beekeeping. The rearing and breeding of honeybees; apiculture.

Colony. A hive and related equipment and appurtenances including bees, comb, honey, pollen, and brood.

Hive. A shelter constructed for housing a colony of honey bees.

Swarm. A group of bees when migrating with a queen to establish a new colony.

SECTION 2. Section 10.314 of the Medford Code is amended to read as follows:

10.314 Permitted Uses in Residential Land Use Classification.

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS	SFR 00	SFR 2	SFR 4	SFR 6	SFR 10	MFR 15	MFR 20	MFR 30	Special Use or Other Code Section(s)

6. NONRESIDENTIAL SPECIAL USES									

(n) Beekeeping	Ps	Ps	Ps	Ps	Ps	X	X	X	10.813 (C)

SECTION 3. Section 10.337 of the Medford Code is amended to read as follows:

10.337 Uses Permitted in Commercial and Industrial Zoning Districts.

02 **AGRICULTURAL PRODUCTION-LIVESTOCK.** This major group includes farms, ranches primarily engaged in the keeping, grazing, or feeding of livestock for the sale of livestock. As used herein, the term livestock refers only to cattle, sheep, and goats; also included are animal specialties, such as horses, bees, fish in captivity.

		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
021	Livestock, except Dairy and Poultry	X	X	X	X	X	X	X	X
024	Dairy Farms	X	X	X	X	X	X	X	X
025	Poultry and Eggs	X	X	X	X	X	X	X	X
027	Animal Specialties	X	X	X	X	X	X	X	X
0279	Beekeeping	Ps							
029	General Farms, Primarily Livestock	X	X	X	X	X	X	X	X

The special use reference for beekeeping corresponds with Section 10.813, Agricultural Services and Animal Services.

SECTION 4. Section 10.813 of the Medford Code is amended to read as follows:

10.813 Agricultural Services and Animal Services.

C. Beekeeping.

The City recognizes the many benefits of bees including pollination services and useable products such as honey and wax. The keeping of bees is permitted in the single-family residential districts, and commercial and industrial districts in the city limits subject to the following standards:

- (1) Registration with the Medford Planning Department is required in order to keep beehives within the city limits.
- (2) Number of Hives Permitted.
 - (a) A maximum of three hives on a property less than one acre.
 - (b) A maximum of six hives on a property between one and two acres.
 - (c) For properties over two acres, an additional three hives per acre are permitted.
- (3) A beekeeper who owns five or more hives is required by the State to register them with the Oregon Department of Agriculture.
- (4) Bees shall be kept in hives with removable frames or combs, which shall be kept in sound and usable condition.
- (5) For each colony permitted to be maintained under this ordinance, one temporary nucleus colony in a hive structure not to exceed one standard 9-5/8-inch-depth, ten-frame hive body may also be maintained on the same property.
- (6) Hives shall not be placed within a required front, side, rear, street side, or buffer yard.
- (7) When a beehive is located less than 20 feet from a property line, a flyway barrier at least six feet in height shall be maintained parallel to the property line for a minimum of five feet in either direction of the hive. The flyway barrier may consist of a wall, fence, dense vegetation or a combination thereof, such that bees will fly over rather than through the material to reach the colony.
- (8) A constant supply of fresh water shall be provided for the colonies on site within 15 feet of each

hive.

(9) Each beekeeper shall ensure that no wax comb or other material that might encourage robbing by other bees are left upon the grounds of the property. Such materials once removed from the site shall be handled and stored in sealed containers, or placed within a building or other insect-proof container.

(10) If the beekeeper serves the community by removing a swarm or swarms of honey bees from locations where they are not desired, the beekeeper shall be permitted to temporarily hive the swarm on their property for up to 30 days from the date acquired, at which time the hive limit requirements of Section C.2 apply once more.

(11) Products generated on site by bees, such as honey, shall be permitted to be sold on the property per applicable business license and/or home occupation regulations; however, no outdoor sales are permitted.

(12) A beekeeper shall not locate or maintain a hive on property owned by another person without first obtaining written permission from the property owner or person lawfully in possession of the property.

(13) A beekeeper shall immediately replace the queen in a hive that exhibits aggressive characteristics, including stinging or attempting to sting without provocation.

(14) Only docile common honey bees shall be permitted. African honey bees or any hybrid thereof are prohibited.

(15) A person may not keep a hive that causes a threat to human or animal health, or interferes with normal use and enjoyment of public or private property.

(16) Violation of Section 10.813(C) constitutes a violation. Every day in which the violation exists constitutes a separate violation.

(17) A violation of Section 10.813(C) is declared to be a public nuisance, and may be abated in the manner provided for in Section 5.520 of the Medford Code.

PASSED by the Council and signed by me in authentication of its passage this _____ day of _____, 2015.

ATTEST: _____
City Recorder

Mayor

APPROVED _____, 2015.

Mayor

NOTE: Matter in bold in an amended section is new. Three asterisks (* * *) indicate existing law which remains unchanged by this ordinance but was omitted for the sake of brevity.



CITY OF MEDFORD

PLANNING DEPARTMENT

STAFF REPORT – LAND DEVELOPMENT CODE AMENDMENT

Date: April 9, 2015
To: City Council April 16, 2015, hearing
From: Carla Angeli Paladino, Planner III *CAP*
Reviewer: John Adam, AICP, Senior Planner *JA*
Subject: Beekeeping Amendments (File No. DCA-15-014)

BACKGROUND

Proposal: The proposal will amend Chapter 10, Articles I, III, and V of the Municipal Code to allow provisions for beekeeping in all the single family residential zones as well as all commercial and industrial zones. The use will be prohibited in the multi-family residential zones.

History: On two occasions in the last two years, citizens have approached City Council and City staff regarding the issue of beekeeping. The requests were to modify the code in order to make beekeeping a permitted use in a larger number of zoning districts within the city limits. Currently, the Development Code only permits beekeeping in zones that have the Exclusive Agricultural overlay. The E-A overlay only covers approximately 120 acres on the parcels located west of Hillcrest Orchard. Beekeeping elsewhere is not permitted.

The topic of urban agricultural, which includes beekeeping, chickens, and other animal uses is not a new subject and has gained approval in many small and large cities across the country. Bees play a critical role as pollinators for one third of the world's crops. These small insects are important to food production and the allowance of urban beekeeping is one more way citizens can help sustain the bee population. Other cities in the Rogue Valley that allow beekeeping include Ashland, Talent, and Phoenix.

The Planning Commission discussed this topic at a study session on July 14, 2014, and authorized the staff to move forward with a text amendment for urban beekeeping.

Authority: A Land Development Code Amendment is a Class 'A' legislative decision. The Planning Commission is authorized to recommend and the City Council to approve amendments to Chapter 10 of the Municipal Code under Sections 10.102, 10.110, 10.111, and 10.122.

Criteria: Medford Land Development Code 10.184(2)

"Working with the Community to Shape a Vibrant and Exceptional City"

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COMPLIANCE WITH APPROVAL CRITERIA

10.184(2). Class 'A' Amendment Criteria - Land Development Code Amendment.

The City Council shall base its decision on the following criteria:

Criterion 10.184(2)(a). Explanation of the public benefit of the amendment.

Findings: The allowance of urban agriculture has become an important topic in recent years as a focus on where food is grown and how it is grown has increased. Urban beekeeping is not a new concept and more and more cities across the country and globe are recognizing the positive impacts and necessity of honeybees. It is recognized that honeybees pollinate one third of the world's crops and humans' and animals' diets would be significantly altered with the loss of such insects. Research has shown that urban beekeeping is successful in helping to produce better tasting and more diverse honey and the survival rate of honeybees in urban environments is higher than in rural environments.

The amendment to allow for beekeeping in the city limits of Medford is beneficial to the environment, the local beekeepers interested in maintaining hives on their property, and the diverse flora that exist within the city limits and immediately adjacent.

Conclusion: The amendment provides changes to the code provisions to allow urban beekeeping within the city limits of Medford. Local beekeepers and honeybees benefit from this modification which in turn benefits the plant life and local food economy in the city and in the surrounding area. Criterion 10.184 (2)(a) is satisfied.

Criterion 10.184(2)(b). The justification for the amendment with respect to the following factors:

Criterion 10.184(2)(b)(1). Conformity with applicable Statewide Planning Goals and Guidelines.

Findings: The following indicates compliance with the applicable Statewide Planning Goals. The applicable goals addressed include Goal 1: Citizen Involvement and Goal 2: Land Use Planning. Staff finds Goals 3–14 do not apply to this application and Goals 15–19 are not applicable to the City of Medford.

1. Goal 1 – Citizen Involvement

The City has an adopted Citizen Involvement Element in compliance with Statewide Planning Goal 1. The topic was raised by interested citizens on two different occasions and it was brought forward and discussed among the Planning Commission members (a citizen-based Commission), who then initiated the amendment. City staff engaged members of the Southern Oregon Beekeepers Association early in the process to discuss the proposed language and help ensure the best product. This proposal highlights citizen involvement at its best.

Proposals such as these follow an established process that seeks to inform and involve the citizenry. Proposals are sent to the State (Department of Land Conservation and Development) for review and comment. The draft language is posted on the City's website to receive citizen input and feedback. Hearing notices are published in the Mail Tribune along with meeting agendas in order to engage citizen participation in the process and provide comments. The

review bodies (Planning Commission and City Council) will consider and vote on the proposed amendment during televised public hearings, providing an open forum to discuss the proposal.

2. Goal 2 – Land Use Planning

The City of Medford has an adopted Comprehensive Plan and Development Code that provide the basis for decisions and actions taken on land use matters. This proposal amends the code to expand the areas where urban beekeeping is permitted in the city limits. It is important to review land use regulations and make changes as necessary to further the goals and policies of the City's Comprehensive Plan.

Conclusion: The proposal is specific to modifying the Development Code rather than making changes to Comprehensive Plan policies. In broad terms, the proposal meets the Statewide Planning Goals identified above. Also, it highlights citizen involvement at its best. Criterion 10.184(2)(b)(1) is satisfied.

Criterion 10.184(2)(b)(2). Conformity with goals and policies of the Comprehensive Plan considered relevant to the decision.

Findings: The goals in the Comprehensive Plan noted below identify some of the broad categories addressed with the Development Code changes.

Environmental Element – Physical Characteristics, Goal 1: To improve and maintain the quality of life in Medford by using land use planning strategies that has positive effects on the natural environment.

Environmental Element – Natural Resources, Goal 7: To preserve and protect plants and wildlife habitat in Medford.

The introduction of urban beekeeping within the city limits of Medford will make positive impacts on the natural environment because of the pollination services bees provide to local plants and trees. The allowance of small scale beekeeping is an important step in helping the natural environment and promoting the many benefits provided by bees.

Conclusion: The proposed amendment broadly addresses some of the goals of the Comprehensive Plan and is necessary in order to modify the Development Code in order to make beekeeping a permitted use in a majority of the zoning districts in the City. Criterion 10.184(2)(b)(2) is satisfied.

Criterion 10.184(2)(b)(3). Comments from applicable referral agencies regarding applicable statutes or regulations.

Findings: The original draft proposal was e-mailed to the Department of Land Conservation and Development on January 30, 2015. The DLCDC acknowledged receipt of the text amendment but no additional comments have been provided to Planning staff. The applicable local referral agencies identified in Section 10.146 of the Land Development Code were sent copies of the draft language on February 19, 2015. Planning staff has not received any comments from those agencies on the proposal.

Conclusion: Criterion 10.184(2)(b)(3) is satisfied.

Criterion 10.184(2)(b)(4). Public comments.

Findings: The amendment was proposed by a Medford resident and beekeeper and initiated by the Planning Commission at a study session on July 14, 2014. Planning staff solicited comments on draft language from members of the Southern Oregon Beekeepers Association (SOBA) and a personal contact who is also a long time beekeeper. The final draft language was posted on the City's website on March 2, 2015, providing an opportunity for the public to submit additional feedback on the amendment.

The Planning Department has received sixty-two e-mails to date from citizens regarding this topic. The majority of comments received are in support of this change while a handful of residents have expressed reservations and concerns about the amendment. The issues raised include topics related to life threatening bee allergies, hives in close proximity to bodies of water such as swimming pools and hot tubs, and a discomfort with the presence of bees that may disrupt enjoyment of a property owner's back yard.

Conclusion: Criterion 10.184(2)(b)(4) is satisfied.

Criterion 10.184(2)(b)(5). Applicable governmental agreements.

Findings: There are no governmental agreements that apply to the proposed code amendments.

Conclusion: Criterion 10.184(2)(b)(5) is not applicable.

DISCUSSION: The amendment is proposed to make beekeeping compatible with other urban uses. The use is permitted in all zoning districts except the multi-family residential districts, where the density of these zones may not be appropriate for beekeeping. Beekeepers are required to maintain setbacks per the code. A water source is required in close proximity to the hives to eliminate bees from seeking other bodies of water. There are provisions to regulate flight paths. Other provisions, such as the beekeeper's responsibility to replace aggressive queens, are also included in the proposal in order to make this use compatible with other permitted uses.

RECOMMENDED ACTION:

Based on the findings and conclusions that all of the approval criteria are either met or are not applicable, on March 26, 2015, the Planning Commission voted 8-0 to recommend adoption of DCA-15-014 per the staff report dated April 9, 2015, including Exhibits A through OOO.

EXHIBITS:

- A Proposed Code Amendment as recommended by the Planning Commission
- B Planning Commission Study Session Minutes, July 14, 2014
- C Planning Commission Study Session Minutes, March 23, 2015
- D Planning Commission Hearing Minutes, March 26, 2015
- E Public comment received from P. Keith Newberry on March 10, 2015
- F Public comment received from Blanche Douma on March 20, 2015
- G Public comment received from Chris Ratt on March 24, 2015
- H Public comment received from Ellen Wright on March 24, 2015
- I Public comment received from John McGlothlin on March 25, 2015
- J Public comment received from Susannah Perillat on March 25, 2015

K Public comment received from Marge Bernard on March 25, 2015
L Public comment received from Christina Grace Dauterman on March 25, 2015
M Public comment received from Mic Steve on March 25, 2015
N Public comment received from RJ Dumanowski on March 25, 2015
O Public comment received from Lorraine Petro on March 25, 2015
P Public comment received from Michael Campbell on March 25, 2015
Q Public comment received from Barry Karjala on March 25, 2015
R Public comment received from Amanda Hartman on March 25, 2015
S Public comment received from Emi Sprinkle on March 25, 2015
T Public comment received from Suzanne Davis on March 25, 2015
U Public comment received from Dakota Otto on March 25, 2015
V Public comment received from Jody Parrott on March 25, 2015
W Public comment received from Beatrice Bloyd on March 25, 2015
X Public comment received from Kim Baxter on March 25, 2015
Y Public comment received from Southern Oregon Beekeepers Association on March 25, 2015
Z Public comment received from Alex Harding on March 25, 2015
AA Public comment received from Lorraine Sack on March 25, 2015
BB Public comment received from Sarah Red-Laird on March 25, 2015
CC Public comment received from Jesse Botens on March 25, 2015
DD Public comment received from Dean on March 25, 2015
EE Public comment received from Willow Murawski on March 25, 2015
FF Public comment received from Lauren Kemple on March 25, 2015
GG Public comment received from Peggy Savage on March 25, 2015
HH Public comment received from Peter Warren on March 25, 2015
II Public comment received from Judith Platt on March 25, 2015
JJ Public comment received from Juna Madrone on March 25, 2015
KK Public comment received from Bret Jensen on March 25, 2015
LL Public comment received from Vicki Ryder on March 25, 2015
MM Public comment received from Kristina Lefever on March 26, 2015
NN Public comment received from Jenny Kuehnle on March 26, 2015
OO Public comment received from Robert Briggs on March 26, 2015
PP Public comment received from Trina Voss on March 26, 2015
QQ Public comment received from Gordon on March 26, 2015
RR Public comment received from Leah Avital Cohen on March 26, 2015
SS Public comment received from Dennis Morefield on March 26, 2015
TT Public comment received from Carla David on March 26, 2015
UU Public comment received from Andrea Pellicani on March 26, 2015
VV Public comment received from Alan Bartl on March 26, 2015
WW Public comment received from Kathy Karlovich on March 26, 2015
XX Public comment received from Ignatius Vige on March 26, 2015
YY Public comment received from Chuck Blanton on March 26, 2015
ZZ Public comment received from Kit Botens on March 26, 2015
AAA Public comment received from Summer Waters on March 26, 2015
BBB Public comment received from Michael Lanning on March 26, 2015
CCC Public comment received from Patricia O'Brien on March 26, 2015
DDD Public comment received from Shari Shattuck on March 26, 2015

- EEE Public comment received from Elke Zunker on March 26, 2015
- FFF Public comment received from Michael Morgan on March 26, 2015
- GGG Public comment received from Rhonda Brown on March 26, 2015
- HHH Public comment received from Paul Garber on March 26, 2015
- III Public comment received from Cathy Dewey on March 26, 2015
- JJJ Public comment received from Vicki Ryder on March 27, 2015
- KKK Public comment received from Ian Wessler on March 29, 2015
- LLL Public comment received from Cathy Dewey on April 2, 2015
- MMM Public comment received from James Ferguson on April 2, 2015
- NNN Public comment received from Cathy Dewey on April 2, 2015
- OOO "To Bee or Not to Bee" Article submitted by Cathy Dewey on April 2, 2015

CITY COUNCIL AGENDA: April 16, 2015

EXHIBIT A
Beekeeping Amendment

The use of **Bold** text indicates new language and ~~Strikethrough~~ text indicates language to be removed.

**Section 10.012 Definitions, Specific.
 Beekeeping Terms.**

Bee. Any stage of the common domestic honey bee, *Apis mellifera*.

Beekeeper. A person who raises honeybees; apiculturist.

Beekeeping. The rearing and breeding of honeybees; apiculture.

Colony. A hive and related equipment and appurtenances including bees, comb, honey, pollen, and brood.

Hive. A shelter constructed for housing a colony of honey bees.

Swarm. A group of bees when migrating with a queen to establish a new colony.

Section 10.314 Permitted Uses in Residential Land Use Classification.

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS	SFR 00	SFR 2	SFR 4	SFR 6	SFR 10	MFR 15	MFR 20	MFR 30	Special Use or Other Code Section(s)
6. NONRESIDENTIAL SPECIAL USES									
(n) Beekeeping	Ps	Ps	Ps	Ps	Ps	X	X	X	10.813 (C)

Section 10.337 Uses Permitted in Commercial and Industrial Zoning Districts.

02 AGRICULTURAL PRODUCTION-LIVESTOCK. This major group includes farms, ranches primarily engaged in the keeping, grazing, or feeding of livestock for the sale of livestock. As used herein, the term livestock refers only to cattle, sheep, and goats; also included are animal specialties, such as horses, bees, fish in captivity.

		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
021	Livestock, except Dairy and Poultry	X	X	X	X	X	X	X	X
024	Dairy Farms	X	X	X	X	X	X	X	X
025	Poultry and Eggs	X	X	X	X	X	X	X	X
027	Animal Specialties	X	X	X	X	X	X	X	X
0279	-Beekeeping	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
029	General Farms, Primarily Livestock	X	X	X	X	X	X	X	X

The special use reference for beekeeping corresponds with Section 10.813, Agricultural Services and Animal Services.

Section 10.813 Agricultural Services and Animal Services.

C. Beekeeping.

The City recognizes the many benefits of bees including pollination services and useable products such as honey and wax. The keeping of bees is permitted in the single-family residential districts, and commercial and industrial districts in the city limits subject to the following standards:

1. Registration with the Medford Planning Department is required in order to keep beehives within the city limits.
2. Number of Hives Permitted.
 - a. A maximum of three hives on a property less than one acre.
 - b. A maximum of six hives on a property between one and two acres.
 - c. For properties over two acres, an additional three hives per acre are permitted.
3. A beekeeper who owns five or more hives is required by the State to register them with the Oregon Department of Agriculture.
4. Bees shall be kept in hives with removeable frames or combs, which shall be kept in sound and usable condition.

5. For each colony permitted to be maintained under this ordinance, one temporary nucleus colony in a hive structure not to exceed one standard 9-5/8-inch-depth, ten-frame hive body may also be maintained on the same property.
6. Hives shall not be placed within a required front, side, rear, street side, or buffer yard.
7. When a beehive is located less than 20 feet from a property line, a flyway barrier at least six feet in height shall be maintained parallel to the property line for a minimum of five feet in either direction of the hive. The flyway barrier may consist of a wall, fence, dense vegetation or a combination thereof, such that bees will fly over rather than through the material to reach the colony.
8. A constant supply of fresh water shall be provided for the colonies on site within 15 feet of each hive.
9. Each beekeeper shall ensure that no wax comb or other material that might encourage robbing by other bees are left upon the grounds of the property. Such materials once removed from the site shall be handled and stored in sealed containers, or placed within a building or other insect-proof container.
10. If the beekeeper serves the community by removing a swarm or swarms of honey bees from locations where they are not desired, the beekeeper shall be permitted to temporarily hive the swarm on their property for up to 30 days from the date acquired, at which time the hive limit requirements of Section C.2 apply once more.
11. Products generated on site by bees, such as honey, shall be permitted to be sold on the property per applicable business license and/or home occupation regulations; however, no outdoor sales are permitted.
12. A beekeeper shall not locate or maintain a hive on property owned by another person without first obtaining permission from the property owner or person lawfully in possession of the property.
13. A beekeeper shall immediately replace the queen in a hive that exhibits aggressive characteristics, including stinging or attempting to sting without provocation.
14. Only docile common honey bees shall be permitted. African honey bees or any hybrid thereof are prohibited.
15. Any person found in violation of the above standards is subject to the nuisance abatement laws identified in the Municipal Code (Section 5.520 or as amended).



MINUTES
PLANNING COMMISSION STUDY SESSION
July 14, 2014

The study session of the Medford Planning Commission was called to order at 12:00 p.m. in Room 151 of the Lausmann Annex on the above date with the following members and staff in attendance:

Commissioners: Michael Zarosinski, David McFadden, Bill Christie, Bill Mansfield and Alec Schwimmer (arrived at 12:05).

Staff: Bianca Petrou, Kelly Akin, John Adam and Carla Paladino.

Guest: Jesse Botens

Subjects: 1. Discussion of possible beekeeping Code amendment (per citizen request).

John Adam, Senior Planner, reported that twice in the past few months a citizen has approached the City requesting that the Planning Department change the code to allow beekeeping as an urban use. Staff is looking for the Planning Commission to either recommend initiation or put in on the next agenda for the Commission to initiate it as a Code amendment. Mr. Adam reviewed briefly the public safety, utility, duty, nuisance, scope and scale of beekeeping.

Commissioner Christie stated that he sees no use in beekeeping. His store sells a lot of bee supplies. It is an on-going adventure with the bee industry. He does not know about bringing them into an urban setting. He does not see the need.

Commissioner McFadden commented that if beekeeping was regulated in an SFR-10 or greater area the probability of problems increase dramatically. If a person has an acre of land in the City he may not be noticed.

Commissioner Christie reported that where he lives everyone has large lots. It is a rural setting. There are beehives in that area. He is thinking of neighborhoods in general whether it is acceptable. Bees swarm, the hives will move and they are agitating to see beehives in trees. Some people are allergic to bees.

Chair Zarosinski asked if the discussion was regarding people being able to put beekeeping in their back yards and rent them out or as a hobby. Mr. Adam said he understood it to be for hobby purposes, but with the ability to sell their excess honey.

Mr. Adam reported that Mr. Botens sent him an example of what some cities are limited to. Most cities limit it to three boxes; over an acre they were allowed no more than six boxes. A commercial operation would have hundreds or thousands of hives. He has raised bees in urban Seattle. They disburse four to five feet away.

Chair Zarosinski asked if beekeeping gets registered with the Department of Agriculture. Mr. Botens said varies by city and state. Most recently Ashland required registration and Portland has a registry.

Commissioner Mansfield stated that he tends to favor this. Is there any data about the danger to people in neighborhoods? Mr. Adam reported that he did not have any data at this time. Mr. Botens also reported that he did not have any data.

CITY OF MEDFORD
EXHIBIT # B to CC report
File # DCA-15-014

Commissioner Mansfield inquired whether honey bees' swarm and attack people? Mr. Botens replied that they do not swarm and attack people. The swarm to procreate and split the hive.

Commissioner Mansfield asked if there were a lot of folks in the area that would like to do this. Mr. Botens replied that he has found a lot of support. It is good for gardeners in the area. He has noticed in the last several years there are less and less bees in the area.

Chair Zarosinski state that there needs to be more information on beekeeping.

Bianca Petrou, Assistant Planning Director, inquired whether there was a lot size minimum that Mr. Botens would suggest. Mr. Botens replied that he supplied language as a starting point to Mr. Adam.

Commissioner Mansfield commented that the Commission should initiate the code. It is a healthy debate for the community.

Commissioner Schwimmer agreed. There needs to be reasonable management, lot size, best use and minimum issue regarding number of units.

Mr. Adam asked if this was the sort of item to put on the Planning Commission's agenda consent calendar as an initiation or what? Kelly Akin, Principal Planner replied that it is done all at once as an initiation and recommendation. There would be a study session on the text before the public hearing.

Commissioner Mansfield stated that if it goes to a public hearing he hopes that the proponents would bring data about health and safety that counter against the general fear that people have.

Mr. Adam has contacted the Oregon Beekeepers Association to see what resources they have.

Ms. Akin reported that staff had received Paul Shoemaker's resignation on Friday, July 11, 2014. He has moved out of the City.

The meeting was adjourned at 12:27 p.m.

Submitted by:
Terri L. Rozzana, Recording Secretary



MINUTES
Planning Commission Study Session
March 23, 2015

The study session of the Medford Planning Commission was called to order at 12:00 p.m. in Room 151 of the Lausmann Annex on the above date with the following members and staff in attendance:

Commissioners: David McFadden, Mark McKechnie, Patrick Miranda, Jared Pulver, Chris MacMillan, Bill Mansfield, Norman Fincher, and Tim D'Alessandro.

Staff: Jim Huber, Kelly Akin, John Adam, Carla Paladino and Kevin McConnell.

- Subjects:**
1. DCA-13-080/ZC-13-079 – A-A/A-R Overlays Code Amendment.
 2. CP-13-076/CP-13-077/CP-13-078 – Airport Master Plan Adoption.
 3. DCA-15-014 – Beekeeping.

1. DCA-13-080/ZC-13-079 – A-A/A-R Overlays Code Amendment
2. CP-13-076/CP-13-077/CP-13-078 – Airport Master Plan Adoption

John Adam, Senior Planner, reported that the airport has developed a new master plan and typically the City adopts the master plan and elements into the Comprehensive Plan by reference. The other item for discussion is beekeeping. A citizen petitioned beekeeping to the City Council for the Planning Department for a Code amendment.

Carla Paladino, Planner III, stated that the City will adopt the airports new master plan by reference into the City's Comprehensive Plan. Also, making adjustments to the development code related to the overlays (i.e. airport approach, airport radar and a new mapping category called the airport area of concern). In addition there will be zone map amendments. The General Land Use Plan Map shows the majority of the airport under the "Airport" map designation. There is outlying property owned by the County with different General Land Use Plan Map designations that will be changed from the current designation to the Airport designation. The Airport Master Plan's focus is the aviation facility and its surroundings along with meeting future demand needs.

There are three elements that will be amended in the Comprehensive Plan to incorporate the new airport update: 1) Environmental Element (avigation easements, deed restrictions and noise abatement); 2) Transportation Element; and Transportation System Plan.

The Development Code amendments would affect sections:

- 10.031 – Exemptions
- 10.146 – Referral Agencies
- 10.300 – Zoning Districts
- 10.349 – Airport Approach (applicat~~ions~~ents)

CITY OF MEDFORD
EXHIBIT # C to CC airport
File # DCA-15-014

- 10.350 – Airport Radar Overlay
- 10.414 – Airport Area of Concern (NEW) (application requirements)

Chair McFadden asked if developments outside the airports fence would still come before the City? Ms. Paladino replied yes.

Chair McFadden asked if has reviewed the tall sign ordinance such as freeway signs, etc. that there are no existing conflicts with the airport master plan update?

The City's text changes were provided to the airport. Maps were not included. Staff received positive feedback from Bern Case, Airport Director. He agrees with the changes including avigation easements and the noise abatement changes.

Staff's next step is to update the maps and make sure the airport concurs with those changes. There is a scheduled hearing before the Planning Commission on Thursday, April 23, 2015. It will be presented to the City Council in June.

3. DCA-15-015 – Beekeeping

Ms. Paladino reported that the proposal is to amend the Code to allow beekeeping in all single-family residential, commercial, and industrial zoning districts within the City limits.

There have been two citizen requests to the City Council to allow urban beekeeping. The current Code provides for beekeeping in the agricultural overlay only.

Cities across the Country allow urban beekeeping such as Seattle, New York, San Francisco and Austin, Texas. Cities in Oregon such as Ashland, Hillsboro and Portland allow beekeeping.

Jesse Botens launched the most recent amendment. Ms. Paladino has talked with Southern Oregon Beekeeper's Association, Sarah Red-Laird and Martin Seybold. Drafts were sent to them for their feedback. There were e-mails included in the agenda packet.

The proposed language includes defined terms, updated the permitted use chart, and added relief on the 20 foot front yard setback, allowing them to be at 10 feet.

Special use regulations would include a required free registration; number of hives permitted (3 hives per one acre or less and 6 hives over one acre); two types of hives would be allowed (Langstroth and a box type); flyway barrier will be required if hives are fewer than 20 feet from property line; water supply provided; swarm removal, sale of products; only docile bees are permitted.

Commissioner MacMillan asked if using the airport for bees is that one large parcel that would have only six hives? Ms. Paladino replied yes, although the airport is made up of many different lots.

Vice Chair Miranda commented that the airport is considered County. Ms. Paladino replied that the City regulates the airport and is operated by the County.

Commissioner D'Alessandro asked has the cost of enforcement been considered and who would enforce if there was a problem? Ms. Paladino reported the City has a Code Enforcement division that is part of the Police Department.

Commissioner McKechnie asked if the registration was free and is the flyway barrier described in the ordinance? Ms. Paladino replied that registration is free and the flyway barrier is described. Its purpose is to make bees will fly over rather than through the material to reach the colony.

Commissioner Mansfield asked if some people attending the public hearing be prepared to discuss the safety of beekeeping? Ms. Paladino replied that Jesse Boten as well as representatives from the Southern Oregon Beekeeper's Association will be present and have the knowledge of allergies and the impacts. Commissioner Mansfield said he hopes that someone will supply that information for the Commissioner's on Thursday evening.

Commissioner D'Alessandro asked what was the reason for allowing beehives in front of the house versus restricted to the rear section of the house? Ms. Paladino reported that it was originally allowed on the side and rear yards. The Southern Oregon Beekeeper's Association requested that beekeeping be allowed in the front yard because bees need sun. They can get moldy and diseased if in a dark back yard.

Commissioner D'Alessandro asked, with the above stated, could the majority use the back yard and people could request an exception based on those needs? Ms. Paladino replied that at this point it is going to be allowed outright. There is no process.

Kevin McConnell, Deputy City Attorney, asked that if there is going to be hives in the front yard has anyone talked to Ms. Paladino about requiring a posting for the public? Ms. Paladino commented that the City could require a posting.

Other business.

Kelly Akin, Principal Planner, stated that several weeks ago she sent out an application form for the Commissions that came from the City Manager's Office and she needs the Planning Commission's comments back on March 31, 2015. Ms. Akin's comments were lengthy because she wanted to make sure the residency and employment requirements were clear.

April 9, 2015 will be a busy meeting for the Planning Commission. There are five hearings.

There will be a Planning Commission study session on Monday, April 6, 2015 for the Urban Growth Boundary expansion. Commissioner MacMillan and Commissioner McKechnie were not present at the March 12, 2015, Planning Commission meeting so they will need to review the record if they intend to participate. The meeting is viewable on the City's website under Online Video Center.

Mr. Adam asked that if the Commissioner's read the approved minutes would that count as being caught up? Mr. McConnell replied that he did not know if minutes alone would be sufficient. Just to be safe they should view the online video of the meeting.

Commissioner Pulver asked if Joe Slaughter could provide the number of acres in each MD area as opposed to how much total land is being proposed to be brought in?

Commissioner Mansfield stated that Greg Holmes from 1000 Friends of Oregon testified that the land figures that were proposed to be brought in, is above what LCDC will permit. Is that true? Mr. Adam stated that it is looking like that. Staff also has the number of acres that were requested for inclusion during the hearing.

Jim Huber, Planning Director, reported that the record was left open for two weeks. It closes Thursday, March 26, 2015. Staff has not so far discovered any arguments that would respond to the too much acreage. Mr. Holmes's comment remains unchallenged at this point.

Commissioner D'Alessandro stated that the maps that were used while the public was testifying he struggled trying to identify some of the areas, especially in MD-9. If it could be a coding system colored per section or something in the mapping. An identifier of the section being discussed would be helpful.

Mr. McConnell reported that identifying issues and making things clear for the next public hearing like the double-counting issue and making maps clear is appropriate for the study session. Getting into discussions about what land is in and out should be left for the public hearing.

Vice Chair Miranda asked if it would be possible for staff to create map that highlights the sections people were talking about. Mr. Adam replied that should not be a problem.

Commissioner Pulver asked what is the goal for the study session on Monday, April 6, 2015? Mr. McConnell stated that staff is identifying issues and clarify items that the Planning Commission would need to be able to make a proper recommendation when they go to the next public meeting in council chambers. Making maps easier to read is a good item to have so that the Planning Commission does not struggle with it.

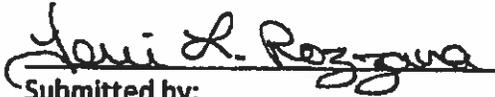
Chair McFadden commented that he finds in-depth discussion is difficult in council chambers. It is hard for a group to craft anything. Mr. McConnell asked what about another venue like the Carnegie Library? Have a big round table. It is not a public hearing, but it is a public meeting.

Mr. Adam reported that staff has set up a meeting with Mr. McConnell, Chair McFadden and Vice Chair Miranda to discuss what can actually happen during the meeting. The special study session on Monday, April 6, 2015, is going to be in the Medford Room 330 at City Hall. If the Commission wants a bigger venue then staff can look into obtaining the Carnegie Library. Chair McFadden replied that with the importance of this issue, it is his opinion that the Medford Room will be too small. Mr. Adam stated that staff could investigate setting up a table in council chambers with microphones so that people in the audience could be there for the study session. Staff will work on that.

Commissioner Pulver asked if staff was waiting for the study session to receive additional direction and would not modify the recommendation until after that meeting? Mr. Adam replied yes. Staff will be seeking direction from the Planning Commission to bring back a proposal.

Mr. Huber commented that there will be three new items that the Planning Commission would see. Written testimony that comes in until the record closes, eliminating acreage and who requested to be included who were not recommended in the beginning.

The meeting was adjourned at 12:58 p.m.



Submitted by:

Terri L. Rozzana, Recording Secretary



MINUTES
Planning Commission Meeting
March 26, 2015

The regular meeting of the Medford Planning Commission was called to order at 5:30 p.m. in the Council Chambers on the above date with the following members and staff in attendance:

Commissioners Present

David McFadden, Chair
Patrick Miranda, Vice Chair
Tim D'Alessandro
Norman Fincher
Bill Mansfield
Mark McKechnie
Jared Pulver
Alec Schwimmer

Staff

Jim Huber, Planning Director
Kelly Akin, Principal Planner
John Adam, Senior Planner
Kevin McConnell, Deputy City Attorney
Terri L. Rozzana, Recording Secretary
Carla Paladino, Planner III

Commissioners Absent

Chris MacMillan, Excused Absence

10. **Roll Call**

20. **Consent Calendar/Written Communications. None.**

30. **Minutes.**

30.1 The minutes for March 12, 2015, were approved as submitted.

40. **Oral and Written Requests and Communications. None.**

50. **Public Hearing.**

New Business

Chair McFadden stated that tonight's meeting will be conducted as a legislative hearing. There will be no statement from Kevin McConnell, Deputy City Attorney. Mr. McConnell confirmed the statement.

50.1 **DCA-15-014** Consideration of a Class 'A' legislative code amendment to amend Chapter 10 of the Municipal Code to provide provisions for beekeeping in the city limits. (City of Medford, Applicant).

Carla Paladino, Planner III, reviewed the approval criteria, background on the amendment, proposed language and compliance with applicable criteria.

Commissioner D'Alessandro asked what constitutes one hive in the Langstroth hive, Ms. Pal-

adino replied that it is the entire structure.

Commissioner McKechnie asked what distance the water source has to be. Ms. Paladino stated no more than 15 feet from the hive.

Commissioner Pulver asked is if bee hives are allowed in the County. Ms. Paladino reported they are.

The public hearing was opened and the following testimony was given.

- a. Scott Allison, 891 Beswick Way, Ashland, Oregon, 97520. Mr. Allison has been a beekeeper for three years. It is important for the City to support this amendment. Bees provide pollination for a major portion of the food source. Honey bees are pretty docile.
- b. Jesse Boten, 210 Fordham Court, Medford, Oregon, 97504. Mr. Boten commented that hive boxes shown in the staff presentation were exceptionally large; they typically get no taller than waist high. The proposed amendment is a good way for Medford to be at the leading edge.
- c. Sharon Schmidt, 4601 S. Pacific Highway, Phoenix, Oregon, 97535. Ms. Schmidt is from the honey festival. There is a problem of keeping bees alive. Anything they can do to increase the bee population will be time well spent.
- d. Ryan King, 555 North 5th Street, Jacksonville, Oregon, 97530. Mr. King did his graduate work at SOU and worked with the City of Ashland to do a similar amendment. Part of his thesis at SOU was to set up a beekeeping program at the University. There is a lot of fear associated with bees, especially with children. It would be great for Medford to approve this amendment.
- e. Dolly Warden, 255 Colver Road, no. 88, Talent, Oregon, 97540. Ms. Warden stated that it is essential that these bees keep living. We need to make sure there is an ordinance for honey bees in the City of Medford.
- f. Dean MacEanis, 1312 Spring Street, Medford, Oregon, 97504. Mr. MacEanis reported that bees are very docile. Neighbors near his bee hives are excited that their gardens have flourished. This amendment is a great idea. He appreciates the City considering this amendment.
- g. Vicki Ryder, 2105 Dellwood Avenue, Medford, Oregon, 97504. Ms. Ryder does not want bees next door to her or in her backyard. She does not want to worry about her grandchildren being stung by bees. She does not want bees.
- h. Bob King, 3436 Creek View Drive, Medford, Oregon, 97504-9625. Mr. King stated that we get 35 percent of our food from bee pollination. The bees are non-aggressive unless they are disturbed. Many cities allow bees: New York, Chicago, and San Francisco. There are many wild colonies along Larson Creek. Local honey is good for combating local allergies. He hopes that

the Planning Commission will approve this amendment.

- i. Ellen Wright, 97 Pine Street, Ashland, Oregon. Ms. Wright wanted to make sure that a letter from Southern Oregon Beekeepers Association was in the record. They are a regional branch of the State beekeepers association. The Association strongly supports the effort to allow urban beekeeping.

Chair McFadden asked in regard to Ms. Ryder's concerns if the Southern Oregon Beekeepers Association feels that registration is adequate or would the Association recommend stronger action. Ms. Wright stated that the Association would recommend the registration over requiring hearings. It is important for the City and neighbors to know where the hives are. Ashland uses the registry.

Vice Chair Miranda asked whether there were guidelines in the Southern Oregon Beekeepers Association documentation that states how small or large a hive can be. Ms. Wright answered that twelve stacks would be very unusual. She does not believe there is any reason to restrict it. The only reason it would get tall is if there was a phenomenal honey flow coming in.

Commissioner Mansfield asked if it was true that it is a small percentage of people with that are allergic to honey bees. Ms. Wright confirmed the statement. Ms. Wright will look that up and submit the statistics.

Vice Chair Miranda asked how population in the hives is controlled. Ms. Wright reported by beekeeper management practices.

The public hearing was closed.

Commissioner Pulver stated that his understanding of the nuisance abatement is that if there was a complaint, the City deemed that the offender needed to correct it, and if not, the City would take action with an associated fine. Ms. Paladino confirmed. There is no specific language on how the City would extract the hives if there was an issue. That may be something to consider when forwarding it to the City Council.

Mr. McConnell stated that in this ordinance he does not see where the City could take extraction action. It needs to be discussed and language needs to be included explaining how the City could take action.

Commissioner Schwimmer asked Mr. McConnell if the property owner has a civil cause of action based on a nuisance standing in order to enforce the abatement of the bees. Mr. McConnell confirmed this, but pointed out that civil legal action is a long and expensive process. People who complain will want the City to do something about it.

Motion: Based on the findings and conclusions that all of the approval criteria are either met or are not applicable, the Planning Commission initiates and forwards a favorable recom-

mendation for adoption of DCA-15-014 to the City Council per the staff report dated March 19, 2015, including all Exhibits, with Exhibit A amended, plus revisions regarding nuisance abatement to be worked out by staff.

Moved by: Vice Chair Miranda

Seconded by: Commissioner McKechnie

Commissioner D'Alessandro asked if the language would be sent back to the Planning Commission for review or go to the City Council. Mr. McConnell replied that it would go to City Council.

Commissioner Schwimmer stated that the City drafted legislative changes based on compelling city interest for a public good. There has been testimony tonight that there are reasons why the City should approve this ordinance. There are health issues related to the enactment of this ordinance. The City has to weigh the benefit against that. The City has taken steps to mitigate that by placing height limitations, restrictions on setbacks and making sure there is water. The Deputy City Attorney has expressed concerns regarding the abatement process and how the City would have the power to step in and remove bees when a resident complains because the bees do not behave. This enactment will allow better control of the bees. It is his position for the City to enact this ordinance.

Commissioner Pulver stated that it is important for the City to have the ability to take action in a clean and expedited fashion. Whatever language that needs to be added to make that clean should be done. He struggles with the front yard option for location of hives. He also struggles with these in a commercial and industrial setting. He does not see those settings as being favorable for having hives.

Vice Chair Miranda reported that he thinks this will be good for the City and the citizens.

Commissioner McKechnie stated that he is comfortable with the 20-foot front yard setback. It is his opinion this is good for Medford. He supports the idea in case there is a problem with a hive a neighbor has a reasonable remedy to address that without having to go through a long list of items. He is in favor of staff working with the City Council to make it more straightforward.

Mr. McConnell stated that the nuisance abatement is there in case there is a need. As far as determining what bees were causing the nuisance, the City would have to be able to do that before taking anyone's hives. There is a due process. The City would have to prove its case by preponderance of the evidence. If the City could not make the case the bees that were causing the problem came from the neighbors hives then the hives stay.

Roll Call Vote: Motion passed, 8-0.

60. Report of the Site Plan and Architectural Commission.

60.1 Commissioner Schwimmer reported that the Site Plan and Architectural Commission met on Friday, March 20, 2015. They approved the final order for In-N-Out restaurant. They heard

consideration of plans to construct a 972 square foot addition to an existing 1,200 square foot shop building, situated at the northwest corner of a 2.09 acre lot, on the west side of Crater Lake Highway between Commerce Drive and Coker Butte Road. The applicant requested relief from installing three street lights. Kevin McConnell, Deputy City Attorney, stated an exception would not be necessary in this case as the applicant made a Nolan-Dolan argument regarding proportionality. He said there may be a nexus here but not rough proportionality. He added there is no Nolan-Dolan analysis in the Public Works Department Staff Report so based on that this Commission could accept the applicant's request for an exception to the street lights requirement. The Commission approved the exception of the street light requirement stated in the Public Works Department Staff Report.

70. Report of the Joint Transportation Subcommittee. None.

80. Report of the Planning Department.

80.1 Kelly Akin, Principal Planner, reported that the Planning Commission's next meeting is Monday, April 6, 2015. This is a special study session that will be on the Urban Growth Boundary testimony that they heard on Thursday, March 12, 2015. Staff is supposed to get direction from the Planning Commission on how to proceed for the hearing that will follow.

There is business scheduled for the next two months for the Planning Commission. Those meetings will take place on Thursday, April 9, 23, May 14 and May 28, 2015.

Last week the City Council approved the text amendment allowing administrative revisions to Site Plan and Architectural Review and Conditional Use Permit approvals.

Chair McFadden inquired who was going from the Planning Commission to the APA Conference in Seattle, Washington. Ms. Akin replied that Commissioner Schwimmer would be attending. Chair McFadden asked whether the approval allowed for two Planning Commissioner's to attend. Ms. Akin replied that the approval allows for two Planning Commissioner's to attend the APA Conference. Vice Chair Miranda stated that he was supposed to attend but found out that he would be in Arizona during the dates of the Conference.

90. Messages and Papers from Chair of Planning Commission. None.

100. Remarks from the City Attorney. None.

110. Propositions and Remarks from the Commission. None.

120. Adjournment.

The meeting was adjourned at 6:45 p.m. The proceedings of this meeting were digitally recorded and are filed in the City Recorder's office.

Submitted by:

Terri L. Rozzana
Recording Secretary

David McFadden
Planning Commission Chair

Approved: April 9, 2015

Carla G. Paladino

From: Praline M. McCormack
Sent: Tuesday, March 10, 2015 9:00 AM
To: Carla G. Paladino
Subject: FW: "Legalize" beekeeping in Medford, Oregon - file number (DCA-15-014)

-----Original Message-----

From: Planning Department
Sent: Tuesday, March 10, 2015 7:39 AM
To: Praline M. McCormack
Subject: FW: "Legalize" beekeeping in Medford, Oregon - file number (DCA-15-014)

-----Original Message-----

From: P. Keith Newberry [mailto:pknewberry@comcast.net]
Sent: Sunday, March 08, 2015 6:30 PM
To: Planning Department
Subject: "Legalize" beekeeping in Medford, Oregon - file number (DCA-15-014)

I am writing in support of Legalizing Beekeeping in Medford, Oregon. I have been a beekeeper for 3 years and continually learn the importance of our bee populations.. In most instances, because of new threats (hive beetles, mites, wax moths, and other new diseases), bee colonies cannot survive without the direct assistance of beekeepers. These are very new threats not experience 10-20 years ago. Think what the nation would be like without the help of our bees? A huge percentage of farmer's crops would not be pollinated and would be subject to huge crop loss. Honey bees, if treated correctly, are very gentle and provide a very valuable service to us.

We are in a critical stage with honey bee populations. Please do some research on the plight on the honey bee. We need your help in doing the right thing.. Legalize Beekeeping in Medford, Oregon..

Thanks in advance for your consideration!!!

P. Keith Newberry
4402 Dove Cove
Corinth, MS 38834
662 287-0112

Carla G. Paladino

From: Planning Department
Sent: Friday, March 20, 2015 7:42 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Beekeeper-friendly City Ordinance

From: Blanche Douma [mailto:blanchedouma@charter.net]
Sent: Thursday, March 19, 2015 8:47 PM
To: Planning Department
Subject: Beekeeper-friendly City Ordinance

Hello,

I am sending this in reference to File No. DCA-15-014.

I will be unable to attend the hearing on March 26, but would like to submit my support of establishing Medford as a Bee-friendly City.

Our bees (especially the honeybee) are in peril, and I believe immediate measures need to be implemented, to provide a safer environment for them, and supplying them with food and water to aid in their survival.

I have made it a priority with my garden, to provide a 'water station' for bees, to not use any poison sprays on my property, and to have plantings that will bloom over the entire growing season, with flowers that provide pollen and nectar for the bees. Adoption of this ordinance will hopefully encourage others to do as much.

Please enter this submission in my absence.

*Thank you,
Blanche A. Douma*

Carla G. Paladino

From: Planning Department
Sent: Tuesday, March 24, 2015 7:21 AM
To: Carla G. Paladino
Subject: FW: Support

Debbie

From: Chris Ratt [mailto:ratboy5000@gmail.com]
Sent: Monday, March 23, 2015 8:48 PM
To: Planning Department
Subject: Support

I support the SOBA in keeping bees in city limits.

After reading about the shortage of bees in Southern Oregon and the impact that it is having on Harry & David and other orchards big and small was very shocking. Until now I have always took it for granted that honey bees were everywhere doing what they do best. I never thought that they needed a keeper. After this article was released a few of my friends started talking about the importance of honey bees and their impact on human life. Who would have thought that a bee holds the key to our food supply. Speaking for my friends, We as home owners in the city of Medford Oregon would like to help save and keep bees on our property.
Thank you for your time.

Carla G. Paladino

From: Planning Department
Sent: Tuesday, March 24, 2015 12:18 PM
To: Carla G. Paladino
Subject: FW: Bee and Beekeeper friendly ordinance in Medford - File number (DCA-15-014)

FYI

Cheryl Adams | Office Administrator Planning Department | City of Medford | 541.774.2398

My current work schedule is 8 am to 2 pm. sometimes I will not be able to get back to you the same day. Sorry for any inconvenience this may cause. Cheryl

From: Ellen Wright [mailto:ewright42@gmail.com]
Sent: Tuesday, March 24, 2015 12:03 PM
To: Planning Department
Subject: Bee and Beekeeper friendly ordinance in Medford - File number (DCA-15-014)

I am writing in **SUPPORT** of the effort to make it easier to keep bees in Medford. I applaud the Medford Planning Commission, and the Medford City Council, for considering this change.

Many major cities support beekeepers: Atlanta, New York, Seattle, Portland, Denver, Spokane, Chicago, San Francisco, Toronto, Vancouver. Recently Santa Monica and Redondo Beach have taken decisive action and legalized urban beekeeping. It has recently been allowed in Ashland, and Salem. It would be wonderful if Medford also supported these amazing creatures and the benefits they bring to all of us.

I've copied this information from the Oregon State University website in support of your effort:

Importance of Urban Beekeeping

- *There are very few feral honey bees left. With the commercial honey bees dying off from pesticides and diseases, urban beekeepers help preserve their existence.*

Honey bees pollinate the neighborhood fruit trees and vegetable gardens. They also produce honey and beeswax.

Some Factoids

- *Look at your plants! You already have honey bees, bumble bees, other native bees on many of your flowers. These honey bees typically fly 2 miles and more from their hives to forage for nectar and pollen and may easily come from outside the city limits.*
- *Over 1/3 of the food we eat could not exist without the pollination of honeybees*
- *Hives are kept at both the Oregon Governor's estate in Salem and the White House in Washington, D.C. Hives are allowed in New York City. Portland, OR allows any number of hives with as long as the beekeeper gets signatures from neighbors and registers the hives.*

Stings

- *Honey bees are not aggressive insects. They sting only when people come too close to their hives...and probably won't even sting then. Foragers don't want to do anything except forage. They will sting if you step on them barefoot. It's beekeepers who typically get stung by honey bees.*
- **YELLOW JACKETS ARE NOT BEES!** *Honeybees are often confused with aggressive yellow-jackets, wasps and bald-faced hornets. People who are stung in the summer and fall are stung by hornets, especially yellow jackets. One of the biggest enemies of honeybees is yellow-jackets who kill them, eat them, rob their hives of honey, and eat their brood.*

I am an urban beekeeper in Ashland OR. I have been keeping 2-3 hives in a downtown backyard for 3 years without any issues. My neighbors LOVE the bees (and enjoy getting honey in thanks each fall).

Ellen Wright
97520
541 941 1894

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 8:34 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Bee ordinance comments

From: John McGlothlin [mailto:jmcglothlin@charter.net]
Sent: Wednesday, March 25, 2015 8:31 AM
To: Planning Department
Subject: Bee ordinance comments

I would like to voice my opposition to the proposed ordinance that would allow bee hives in the city. My (and my wife's) opposition stems from an experience we had year before last with neighbors who had two hives in their back yard next to the fence that separates our lots.

The bees zeroed in on our hot tub as a water source and soon there would be a swarm on our deck and on the hot tub ever day and we would have to scoop out fifty or more dead ones every morning (they can get under the cover). This, it turns out, is a common phenomenon and you can confirm this by Goggling 'honey bees and hot tubs'. Seems they zero in on water sources and, once having done so, pass this on to the hive and then you are stuck with them. I bet the same would be true of pools. While the bees were in residence we couldn't really use our tub and were surrounded by swarms of bees on our deck. As the hives were illegal I was able to get the neighbors to remove them but it was not a good thing (unfortunately I no longer have the photos I took showing the bees on the hot tub).

I saw in the paper that the proposed ordinance would require a six foot barrier to as to prevent bees from flying into neighbors' yards but I can also testify that that isn't a solution as we already had a six foot solid fence and the bees swarmed not only on our deck and hot tub but on all our flowering trees and plants (and no, I'm not talking about a few pollinators as one gets naturally; I'm talking about enough bees to make an audible buzz). Thus, I challenge the notion that a "flyway" is going to do the trick.

In short, I don't think bee hives are as benign as those who are supporting this change imply. I would hope that you'd look beyond the interests of those who enjoy the hobby and also consider those of us who don't want to have our yards taken over by bees.

John W. McGlothlin
649 Carrington Ave.
Medford

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 9:56 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Bee friendly! !!

From: Susannah Perillat [mailto:1omsweetom@gmail.com]
Sent: Wednesday, March 25, 2015 9:43 AM
To: Planning Department
Subject: Bee friendly! !!

Hello Medford bee friendly!
I am in support of making Medford a bee friendly town!
we have had bees in our family all our life they are wonderful addition to life bee friendly yay!
Susannah Perillat

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 10:52 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Bee Keeping in the city limits

-----Original Message-----

From: Marge Bernard [mailto:margebernard@gmail.com]
Sent: Wednesday, March 25, 2015 10:23 AM
To: Planning Department
Subject: Bee Keeping in the city limits

I would like to voice my opinion on urban beekeeping. Bee's have been proven to be be gentle and easy to handle in an urban as well as rural setting. The increased awareness of the importance in helping our pollinators is critical at this time in our world. To encourage more awareness can only be a good thing. As long as the hives are situated in a suitable spot on the property the neighbors should only notice an increased amount of pollination in their gardens and around their fruit trees. Unless feeling threatened a bee will not sting. It is the wasps that many people are frightened of, and give bees a bad name. On a recent trip to Nepal I saw many times bee hives right in the middle of town, on the main street. Those folks had no complaints or fears of the bees, and were walking right by them on a regular basis, as did we, with no problems. I have also been around amazing bee hives, bees, and beekeepers in Ashland who are proving to be very responsible in their handling of the bees and conscientious of the safety concerns of their neighbors.

Marge Bernard
Bee Keeper for 4 years

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 10:52 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: beekeeping in Medford "File Number DCA-15-014".

-----Original Message-----

From: christina [mailto:chr8585@gmail.com]
Sent: Wednesday, March 25, 2015 10:27 AM
To: Planning Department
Subject: beekeeping in Medford "File Number DCA-15-014".

Please allow beekeeping in Medford. Beekeepers are responsible people dedicated to improving our health and environment. Without bees and other important pollinators our food options would be seriously compromised and most likely our continued existence. The educational opportunities of living near a beekeeper are priceless, especially for the young, our next generation.

Please support this great opportunity. Take New York City as a great example! When I lived there one of my greatest moments were hearing a rooster crow!

Respectfully,
Christina Grace Dauterman, Beekeeper

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 10:52 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Beekeeping in Medford

From: Mic Steve [mailto:mickeymacmac@gmail.com]
Sent: Wednesday, March 25, 2015 10:29 AM
To: Planning Department
Subject: Beekeeping in Medford

File number DCA-15-014 I am writing in favor of the ordinance of keeping honey bees within Medford City limits. Ecologically this is sound practice and has been proven to work by other surrounding cities. I applaud the foresight and vision of city planners. Thank you,

Michael D. Stevenson
1444 Lawnridge
Medford, Oregon

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 10:52 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Bee Keeping Support (DCA 15-014)

From: R J DUMANOWSKI Owner [mailto:dumanowski@centurylink.net]
Sent: Wednesday, March 25, 2015 10:37 AM
To: Planning Department
Subject: Bee Keeping Support (DCA 15-014)

I support DCA 15-014 the bee keeping ordinance to allow bee keeping in Medford. I actually read the measure. It is well composed and addresses every area I believe an urban Bee keeper will need to be aware of to be a good neighbor to people and bees.

CITY OF MEDFORD
EXHIBIT # *N to CC report*
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 10:53 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: bee keeping within city limits

From: Lorraine Petro [mailto:andreanhigh@live.com]
Sent: Wednesday, March 25, 2015 10:45 AM
To: Planning Department
Subject: bee keeping within city limits

I support bee keeping within city limits File Number DCA-15-014".

CITY OF MEDFORD
EXHIBIT # *0 to CC report*
File # *DCA-15-014*

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 12:00 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Please Allow Bee Keeping in Medford!

From: Michael Campbell [mailto:mcampbell1112@gmail.com]
Sent: Wednesday, March 25, 2015 11:31 AM
To: Planning Department
Subject: Please Allow Bee Keeping in Medford!

To whom it may concern,

I'm writing in reference to File Number DCA-15-014.

Bees are extremely beneficial to our local habitat, and while I am not one myself, I know many beekeepers who are extremely passionate about their trade.

Allowing bees to be maintained in a controlled environment would be extremely beneficial to our city.

I urge you to lift the ban on bees in Medford!

Thank you.

Michael Campbell

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 12:01 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: In City Beekeeping.

-----Original Message-----

From: Barry Karjala [mailto:bearman67@gmail.com]
Sent: Wednesday, March 25, 2015 11:39 AM
To: Planning Department
Subject: In City Beekeeping.

I am writing in support of residential beekeeping. I am not a beekeeper but I do know of the benefits that bees bring to my garden. These days when honey bees are in decline we need to support any action we can do to help. Thank you.
Barry Karjala.

Sent from my iPad

CITY OF MEDFORD
EXHIBIT Q to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 12:01 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: please lift the bee ban

From: amanda hartman [mailto:amanda.l.hartman@hotmail.com]
Sent: Wednesday, March 25, 2015 11:44 AM
To: Planning Department
Subject: please lift the bee ban

Bees are the foundation of the circle of life. It is time to bring them back into our neighborhoods.
Thank you for your time.
Amanda Hartman

CITY OF MEDFORD
EXHIBIT # R to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 12:01 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Supporting allowing beekeeping in the city of Medford Number DCA-15-014

From: Emi Sprinkle [mailto:emisprinkle@yahoo.com]
Sent: Wednesday, March 25, 2015 11:44 AM
To: Planning Department
Subject: Supporting allowing beekeeping in the city of Medford Number DCA-15-014

Hi,

My name is Emi Sprinkle, and I live in Medford. I wanted to write you to let you know that I would like to support this amendment to allow beekeeping in the city. I am a beekeeper and have two hives out in the country because I cannot have them in the city.

Bees are so important for the health of our environment and pollination and they really need human intervention to make it year to year. I think allowing a limited amount of hives for hobbyists to work with, should pose no threat to the general population and should support both agriculture (the many orchards and gardens around) and it would enable beekeepers like me to keep an eye on our hives and intervene in a more timely manner if something is amiss. As it is now, I have to travel 15 minutes outside city limits, and am not able to make it very regularly, therefore making it difficult for me to help my bees survive.

Please let me know if I can help with anything in this process, my phone number is 541-690-6706, I am not able to make it to the meeting tomorrow, but I am planning on coming to the meeting in April.

Very grateful,

Emi Sprinkle,
Bee Hobbyist

CITY OF MEDFORD
EXHIBIT # *S to CC report*
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 12:01 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: DCA-15-014 Beekeeping

From: Suzanne [mailto:suzanne@mighty.net]
Sent: Wednesday, March 25, 2015 11:55 AM
To: Planning Department
Subject: DCA-15-014 Beekeeping

I was pleased to read the article in the Medford Tribune stating that the city was considering allowing beekeeping.

I hope that the planning commission will sincerely consider family beekeeping within the city limits of Medford. In doing so, I urge you to allow for at least two or three hives, otherwise a beekeeper has no way of evaluating or comparing if a hive is doing well or in the process of dying out. I have been involved in hobby beekeeping for over 14 years and have found bee hives to a peacefully and pleasant addition to my gardens. Despite many visitors each year to my yard and hives, we have had no bee "attacks." (We've had a child visiting that should have been eaten for throwing rocks, but sadly wasn't even stung)

Please consider;

- Bees exist within the city limits by design of nature.
- Everyone I ever spoken to is "Allergic to being stung". *(However, very few individuals would go into anaphylactic shock if stung and they know who they are and carry epinephrine pens with them at all times.)*
- There is no associated noise or odor with bee hives.
- Bees are educational and excellent projects for children and families
- Bees are declining as a species and need our help to survive
- Bees co-exist nicely with most animals other than horses or skunks

Thank you, Suzanne Davis, 541-727-7325

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 1:40 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: yes to bees-File Number DCA-15-014

From: Dakota [mailto:dakotatwocrows@yahoo.com]
Sent: Wednesday, March 25, 2015 1:19 PM
To: Planning Department
Subject: yes to bees-File Number DCA-15-014

I fully support bees within the city limits. They are certainly in the news lately and for good reason.

Bees are declining and they are essential to our food supply. What better reasons to have them live everywhere.

Yes to Bees...

Dakota Otto
Talent OR

"All things ready, if the mind be so." - William Shakespeare

CITY OF MEDFORD
EXHIBIT # U to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 1:40 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: File Number DCA-15-014

From: jody parrott [mailto:braincounselor@yahoo.com]
Sent: Wednesday, March 25, 2015 1:39 PM
To: Planning Department
Subject: File Number DCA-15-014

I am in favor of ammending the beekeeping laws with Medford City Limits. Please allow the ammendment to pass. I will also be at the planning meeting regarding this issue, to cast my vote in person.
thank you for your time

Jody Parrott
842 W 13th ST
Medford, OR 97501

CITY OF MEDFORD
EXHIBIT # V to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 2:24 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: It is important to care for the people who care for you.

From: Beatrice M Bloyd [mailto:beatrice1134@hotmail.com]
Sent: Wednesday, March 25, 2015 1:56 PM
To: Planning Department
Subject: It is important to care for the people who care for you.

Bee keepers make it possible for us to protect this valuable resource. it is rather obvious that no entity can truly control bee hives, we also cant assure their continuance. especially when the chemical companies come up with more and better ways to kill all insects. beneficial insects such as lady bugs and bees also get caught up in the process. I think it is important to acknowledge that with out bees, life as we know it would cease to exist in less than ten years.

bees kept in hives by beekeepers have a greater rate of survival that feral hives. Domestic or feral, the bees determine by their own system where they will choose to be. Please lift the ban that frustrates the dedicated bee keepers in our area. It is a nice hobby, and it enriches our society.

Sincerely Beatrice M. Bloyd.

Sent from Windows Mail

CITY OF MEDFORD
EXHIBIT # W to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 2:25 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Beekeeping

From: SOBA [mailto:sobeekeepers@gmail.com]
Sent: Wednesday, March 25, 2015 2:04 PM
To: Planning Department
Subject: Fwd: Beekeeping

----- Forwarded message -----

From: <juniperhillfarm@digitalpath.net>
Date: Wed, Mar 25, 2015 at 10:56 AM
Subject: Beekeeping
To: planning@ci.medford.or.us
Cc: sobeekeepers@gmail.com, Karen <unshackled@shcglobal.net>

To whom it may concern,

I am new to beekeeping, recently bought my first hive and am eagerly awaiting the arrival of my bees on April 11th. There are so many reasons why keeping bees is a good thing, whether out in the country or within the city limits. Disease and pesticides have decimated the bee population in the US making the hobby beekeeper one of the ways we can keep them healthy. Bees pollinate, they make products that we benefit from, they are a part of the circle of life. Beekeepers who live within the city limits take extra measures to ensure the safety of their bees and of the surrounding neighborhood. I think it's extremely important to continue to allow bees to be kept within Medford. I don't have the statistics or the specialized knowledge to give to you, I'm only a person who believes that bees are an important resource and anything stopping them from continuing to do their work is wrong.

Thanks for listening, Kim Baxter

CITY OF MEDFORD
EXHIBIT # X to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 2:26 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Letter in support of allowing beekeeping in Medford

From: SOBA [mailto:sobeekeepers@gmail.com]
Sent: Wednesday, March 25, 2015 2:05 PM
To: Planning Department
Subject: Letter in support of allowing beekeeping in Medford

March 24, 2015

Carla Angeli Paladino

200 South Ivy Street, Lausmann Annex, Room 240

Medford OR 97501

Dear Ms Paladino,

The Southern Oregon Beekeepers Association is asking that you **support** the amendment of Sections 10.012, 10.314, 10.337, 10.707, and 10.813 of the Medford Land Development Code to provide provisions for beekeeping in the city limits.

One out of every three bites of food we eat are thanks to a bee's pollination service. They pollinate nearly 100 crops in the US, and also provide pollination service to wildflowers, shrubs, and trees that beautify our neighborhoods and wild areas.

Honey bees are in decline as a result of many factors, chief among them the lack of good forage, the increased use of pesticides in agriculture, and the resulting susceptibility to disease and pests. Honey bees do well in urban environments where there is a variety of forage year-round and less exposure to agricultural pesticides.

CITY OF MEDFORD
EXHIBIT # *Y to CC report*
File # *DCA-15-014*

Allowing urban or hobby beekeeping within the city could increase the number of pollinators working in the many agricultural fields surrounding Medford.

Managed bee hives swarm less frequently than feral hives because beekeepers manage the hives to prevent swarming.

Supporting beekeeping within the city limits is investing in a stronger and healthier bee population. Southern Oregon Beekeepers Association urges you to adopt the amendments that allow beekeeping in the city limits. Healthy bees mean healthy people!

Southern Oregon Beekeepers Association is a regional branch of the Oregon State Beekeepers Association. Our mission is to provide our membership with a forum for sharing knowledge and mutual interest in beekeeping, and to educate and promote the benefits of beekeeping to our community.

We have over 100 active members in Jackson and Josephine counties, and reach over 500 people with our monthly newsletter.

Best regards,

Southern Oregon Beekeepers Association

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 3:40 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Beekeeping - File Number DCA-15-014

From: Alex Harding [mailto:hardinga@sou.edu]
Sent: Wednesday, March 25, 2015 3:10 PM
To: Planning Department
Subject: Beekeeping - File Number DCA-15-014

City of Medford Planning,

My name is Alexandra Harding, and I am writing to indicate my support of the proposed changes to the Medford Land Development Code with regard to urban beekeeping.

I am currently a student at Southern Oregon University in both the MS in Environmental Education and the Masters of Arts in Teaching programs. After I am done with my degrees, I plan to stay in the medford area and to teach middle and high school.

I have several generations of family living in Medford. Some of us have moved away, but always seem to return home. My grandmother who lives in Medford has kept large garden for as long as I can remember. She taught me from a young age the benefits of growing our own food, and sharing it with our neighbors.

I am a young person and a budding beekeeper, and I can see the many benefits of allowing bees to be kept in city limits. I believe that many people who oppose keeping bees do so out of unnecessary fear of being stung. If bees are kept according to the proposed code changes, the risk to the public is extremely minimal. I would say that beekeeping poses much less risk than keeping dogs or other potentially dangerous animals in the city. They also provide many more benefits.

A few of the benefits of having bees in our neighborhoods:

- Pollination of city plants, gardens and nearby crops (pears)
- Honey and other hive products
- Happy beekeepers
- Learning opportunities relating to agriculture and supporting local food production

Thank you for taking the time to consider these changes.

Alexandra Harding
Age 24

Carla G. Paladino

From: Planning Department
Sent: Wednesday, March 25, 2015 4:48 PM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Hello

From: lorrainesck@aol.com [mailto:lorrainesck@aol.com]
Sent: Wednesday, March 25, 2015 4:13 PM
To: Planning Department
Subject: Hello

I understand that there is a bee keeping ban in Medford, Oregon. Please STOP this ban!!!! Thank you Mrs. Sacks

CITY OF MEDFORD
EXHIBIT # *AA to CC report*
File # *DCA-15-014*

Carla G. Paladino

From: Sarah@beegirl.org
Sent: Wednesday, March 25, 2015 7:44 PM
To: Planning Department
Cc: Carla G. Paladino
Subject: Beekeeping in Medford City Limits DCA-15-014

Dear Planning Commissioners,

Thank you for your agreement in hearing testimony to amend the current City of Medford beekeeping ordinance. The ordinance, as is, is not conducive to the future pollination needs of gardens, flowers, shrubs, and trees within city limits. I am in full support of the current proposed amendment to Chapter 10 of the city code. (DCA-15-014)

While the bees' cousin, the aggressive yellow jacket wasp often gives bees a bad reputation, honey bees are docile nectar and pollen loving creatures that can benefit your constituents.

Among the benefits to allowing beekeeping in an urban setting are:

- An increase in pollination resulting in an increase in plant diversity and food production,
- An increase in plant health and robustness,
- An increase in biodiversity,
- Promotion of local production of honey, beeswax and other hive products, and
- Opportunities for education of the public regarding the environmental contribution of pollinators in general, and bees specifically.

While I am traveling out of state for work, and will not be able to attend the meeting, I am sending two representatives from our organization to support the amendment and be available for questions. Please do not hesitate to reach out to me at any point with questions or concerns.

Thank you for your consideration.

Sincerely,

Sarah Red-Laird
Bee Girl, Executive Director
American Beekeeping Federation, Kids and Bees Program Director
International Bee Research Association, Bee World Program US Ambassador

"Beekeeping Education // Honey Bee Conservation"

(541) 708-1127

beegirl.org

[facebook.com/sarahbeegirl](https://www.facebook.com/sarahbeegirl)

#loveyourbees

CITY OF MEDFORD
EXHIBIT # BB to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:09 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: File Number DCA-15-014

From: JESSE BOTENS [mailto:jessebotens@gmail.com]
Sent: Wednesday, March 25, 2015 7:55 PM
To: Planning Department
Subject: File Number DCA-15-014

I support Beekeeping inside Medford.

Jesse

CITY OF MEDFORD
EXHIBIT # CC to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:10 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: DCA-15-014

From: Jesse [mailto:igloo_boy68@yahoo.com]
Sent: Wednesday, March 25, 2015 7:57 PM
To: Planning Department
Subject: DCA-15-014

To Whom It May Concern:

I would like to voice my support in favor of beekeeping inside the city limits of Medford.

Dean

Sent from my Samsung Galaxy Tab®|PRO

CITY OF MEDFORD
EXHIBIT # DD to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:10 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: DCA-15-014 Backyard bees

From: Willow Murawski [mailto:willowcoyote@yahoo.com]
Sent: Wednesday, March 25, 2015 8:25 PM
To: Planning Department
Subject: DCA-15-014 Backyard bees

i am in support of the proposed ordinance recommended by planning staff that aims to end the ban on hives in Medford. i live in ashland next door to a bee keeper, in a neighborhood of about .25 acre lots, and am fairly allergic to bee stings. the bees from next door like a lot of the flowers i grow. in addition, these bees drink from my ornamental fountain in huge numbers during the warm months of the year, flying in and out all day long. i have never been stung and coexist with these bees just fine. i wish people would keep bees instead of dogs. there is no end to irresponsible owners and dog barking. i wish ashland had the same dog ordinances that you have established in medford.

willow murawski
875 beswick way, ashland, oregon
541.708.0307

"some days you just can't get rid of a bomb" -adanu west, batman movie 1966
<http://prettyfvit.blogspot.com/>

CITY OF MEDFORD
EXHIBIT # EE to CReport
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:23 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Bee Keeping ordinance

From: Lauren Kemple [mailto:lauren.kemple@gmail.com]
Sent: Wednesday, March 25, 2015 9:30 PM
To: Planning Department
Subject: Bee Keeping ordinance

Dear planning commission,

I am writing to ask that you support the bee keeping ordinance in Medford.

As a gardener, environmental educator, and concerned citizen, it is important to me that our city has as many pollinators as possible.

I am unable to attend the public hearing tomorrow, but I hope that you will support moving this ordinance forward.

Thank you so much for your time!

Sincerely,
Lauren Kemple

--

OSU SOREC
Stream Wise program coordinator

503-467-9631

Please note, my usual work days are Mondays and Thursdays. Please call if you need an immediate response. Thank you!

CITY OF MEDFORD
EXHIBIT # EF to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:23 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: file# DCA-15-014 Beekeeping in Medford

From: peg.savage@lycos.com [mailto:peg.savage@lycos.com]
Sent: Wednesday, March 25, 2015 9:45 PM
To: Planning Department
Subject: file# DCA-15-014 Beekeeping in Medford

To Medford Planning Department,

I am in support of lifting the ban to raise bees within Medford city limits. I am a novice (1 yr) bee keeper in Ashland. Wow, what a great learning process. Gaining knowledge of the bees anatomy, learning of the flowering plants they like best. Understanding the subtle cues the bees give to stay or go away. Most of all, the respect you gain by witnessing their every day miracles. Children and Adults need to gain respect for bees by witnessing their daily miracle through hands on bee keeping.

Consider lifting the ban for a certain amount of time. lets say, 5 years. If problems arise, make changes at that point.

Thank you for your consideration,

Peggy Savage

CITY OF MEDFORD
EXHIBIT # GG to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:23 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: support for bees: File Number DCA-15-014

-----Original Message-----

From: Peter Warren [mailto:peter@nomad.org]
Sent: Wednesday, March 25, 2015 9:51 PM
To: Planning Department
Subject: support for bees: File Number DCA-15-014

Please support the ordinance to legalize bee keeping in Medford.

Peter Warren

CITY OF MEDFORD
EXHIBIT # HH to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:24 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: [Possible Spam] PLEASE LEGALIZE BEEKEEPING IN MEDFORD

Importance: Low

From: Yehudit Shemesh [mailto:freshspring@gmail.com]
Sent: Wednesday, March 25, 2015 10:03 PM
To: Planning Department; Yehudit Platt
Subject: [Possible Spam] PLEASE LEGALIZE BEEKEEPING IN MEDFORD
Importance: Low

To the Medford Planning Commission and City Council:
I urge you to take all steps to legalize and encourage beekeeping in Medford. There are so many environmental challenges in our entire ecosystem, and one of the vital ones is the diminishing bee population. Let's do everything we can to foster the well-being and thriving of bees in our natural, urban, and farming environments in and around Medford. The viability of our food supply depends on these vital contributors to it.

Sincerely,
Judith Platt

"If you think organic food is expensive, have you priced cancer lately?"
-- Joel Salatin, Founder, Polyface Farms

CITY OF MEDFORD
EXHIBIT # II to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:24 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Support the Bee Keeping Ordinance

From: Juna Madrone [mailto:jberrymadrone@gmail.com]
Sent: Wednesday, March 25, 2015 10:38 PM
To: Planning Department
Subject: Support the Bee Keeping Ordinance

Dear Medford Planning Commission and City Counsel:

Please do all that you can for the support and legalization of beekeeping in our area. Vote to support the bee keeping ordinance, File Number DCA-15-014. As pollinators, bees represent a cornerstone of our food supply. The viability of many of our crops are solely dependent upon bees. By taking this step to protect our local bee population you are protecting our future.

Thank You for your consideration,

Juna Berry Madrone

CITY OF MEDFORD
EXHIBIT # JJ to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:26 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: File Number DCA-15-014 - legalize beekeeping in Medford!

From: Bret Jensen [mailto:bret@evanscreekhoneyfarm.com]
Sent: Wednesday, March 25, 2015 10:47 PM
To: Planning Department
Subject: File Number DCA-15-014 - legalize beekeeping in Medford!

I'm writing in support of the proposed modifications to the municipal code that would re-legalize beekeeping within the city limits of Medford.

I've lived in areas where beekeeping was not permitted (Costa Mesa, CA), permitted with restrictions (Walnut Creek, CA), and essentially unrestricted (unincorporated Jackson County, OR). I've also kept bees myself for years. It is my experience that domestic honeybees kept by an urban beekeeper pose little to no nuisance risk, certainly no more so than the feral honeybees which are common throughout California and Oregon - including within the city of Medford! Over the years the EFU acreage within Medford city limits has dwindled down to zero. This has resulted in the counterintuitive situation where urban beekeeping is permitted in Ashland, Phoenix, Talent, and as far as I know every other city within Jackson County, as well as Los Angeles, Portland, and even New York City... but not Medford. Over the years I've watched the community of experienced beekeepers - along with the rural population in general - grow older and smaller as a group. And as a member of beekeeper's associations in the places I've lived, I have met many people who would like to begin keeping bees. These newcomers to beekeeping should form the next generation of beekeepers. But increasingly these people live in town rather than in rural areas, and sometimes they cannot keep bees on their own property on account of municipal restrictions. Medford should join the growing number of cities which have removed restrictions on beekeeping within city limits, and allow citizens of Medford who want to keep bees to do so!

As an aside, there has been some question about whether the keeping of bees should be permitted in multifamily zoned structures. Keeping bees on a second- or third- floor balcony, or a rooftop, is in many ways an ideal situation. The flight path to and from the hive will be above ground level, and a balcony is a secure and protected place for the hives. The likelihood of bees kept on a balcony or rooftop ever becoming a nuisance is even lower than the already low probability of them becoming a nuisance when kept at street level. There is no practical reason to restrict urban beekeeping to single-family zoned property when domestic honeybees can both thrive and be practically invisible when kept in a multifamily structure.

Bret Jensen
Rogue River, OR

From: Vickie [mailto:javimist@aol.com]
Sent: Wednesday, March 25, 2015 10:55 PM
To: Mayor and Council
Subject: [Possible Spam]
Importance: Low

Mr. Matthews,

What city department would be considering allowing bee hives in Medford backyards?

Having recently experienced the dangers of bee hives in backyards, I am very concerned.

My mother has a dog that came close to dying, twice, this past year from bee stings. The neighbors bees covered the lawn and the dog stepped on them. My mother and her husband could not enough being outdoors due to the heavy bee population in their yard.

After the second life threatening experience with her dog, my mother spoke with the neighbor. Although disappointed, he chose to get rid of his bees.

What would a family do if they had a child that was allergic to bees? I can't imagine asking people to stay indoors because bees have overtaken their yards.

I would appreciate it if you could let me know who will be making this decision. I see it as having the potential of being life threatening. At the least, taking away the joy of spending time outdoors.

Thank you,

Vickie Ryder
[Javimist@aol.com](mailto:javimist@aol.com)

CITY OF MEDFORD
EXHIBIT # LL to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:26 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: Beekeeping Ordinance

From: Kristina Lefever [mailto:kristinalefev@gmail.com]
Sent: Thursday, March 26, 2015 12:12 AM
To: Planning Department
Subject: Beekeeping Ordinance

I am writing in support of the proposed beekeeping ordinance. File Number DCA-15-014. Please vote yes to allow beekeeping in the City of Medford.
Thank you!

Kristina Lefever

CITY OF MEDFORD
EXHIBIT # MIM to CC reprint
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 7:26 AM
To: Carla G. Paladino
Cc: John K. Adam
Subject: FW: beekeeping

-----Original Message-----

From: Jenny Kuehnle [mailto:loveyouearth@icloud.com]
Sent: Thursday, March 26, 2015 6:41 AM
To: Planning Department
Subject: beekeeping

To Whom it May Concern,

As a beekeeper in the city limits of Talent, I would like to write in support of allowing beekeeping in Medford. I have two beehives in our backyard, pretty close to our house. The bees have never bothered anyone. No one in my family or any of my neighbors have been stung by our bees. No bees have ever gone into our house, even though we tend to leave our back door opened all summer. They truly do 'make a beeline' directly to the flowers and don't bother anything else.

Beekeeping has been a great experience for me and my neighbors. The flowering plants in our yard have never looked better. Bees bring a vibrancy to a place like nothing else.

Urban beekeeping is on the rise and is a very important piece of protecting the Earth's ecology and our food web. Many of the foods we eat on a daily basis require pollination from bees. Please let Medford residents keep bees!

Sincerely,
Jenny Kuehnle

CITY OF MEDFORD
EXHIBIT # *NN to CC report*
File # *DCA-15-014*

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 9:20 AM
To: Carla G. Paladino
Subject: FW: Bee keeping

From: Robert Briggs [mailto:rebriggspr@gmail.com]
Sent: Thursday, March 26, 2015 7:50 AM
To: Planning Department
Subject: Bee keeping

I hope you pass the amendment to allow bee keeping within the city limits. As you know the bee population is in decline and we need to do all that we can to assure their survival.

Thank you
R Briggs

CITY OF MEDFORD
EXHIBIT # 00 to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 9:21 AM
To: Carla G. Paladino
Subject: FW: File Number DCA-15-014

From: Trina Voss [mailto:trina.voss@gmail.com]
Sent: Thursday, March 26, 2015 7:54 AM
To: Planning Department
Subject: File Number DCA-15-014

Dear Planning Commission,

I am writing to ask you to support the bee keeping ordinance, File Number DCA-15-014. I live outside of Portland, Oregon which allows beekeeping. I assure you we do not have rampant bee emergencies. :-) I will be getting my first hive next month. Bees are quiet, safe, educational, and beneficial.

Because the weather this spring has warmed suddenly, we are having many trees and plants bloom at the same time as California. That is a problem, because commercial producers plan to move their bees from state to state in timing with the blooms. Most of the commercial bees will not be moved to Oregon in time to pollinate many of our crops. That means we will have a devastated harvest, at a time we can expect incredibly low production of food crops from California and high prices due to the drought there. The way to counter problems like this, and to provide a more stable food source and economic base is to encourage native pollinators and honeybee hives that live in the state all year. While both populations are much lower than the commercial hives that are moved several times a year, they provide an important safety net and help to even out seasonal variations over time.

Some of the things I love about Oregon are the freedoms we experience here, the close ties to nature, and an understanding of food production that people in some parts of the country simply don't have. Please continue to support these ideas.

Trina Voss
Estacada, Oregon

CITY OF MEDFORD
EXHIBIT # PP to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 9:21 AM
To: Carla G. Paladino
Subject: FW: Bee keeping vote

From: RC [mailto:inforoc@wildblue.net]
Sent: Thursday, March 26, 2015 8:14 AM
To: Planning Department
Subject: Bee keeping vote

Dear Public Officials,
You will be considering bee keeping in Medford in a day or two. At first blush it appears to be an issue that is not important. But please consider that without the major pollinator in the world, bees, we would not have fruits, grains, many vegetables, flowers and so on. I know that most Medford citizens do not think about just what happens in their gardens, be it vegetable, flower or fruit, but the little bee keeps such crops productive and fruitful.

More bees would assure full potential of the citizens home gardens and could only help the city.
Thank you for your reflection on this.
Respectfully,
Gordon

CITY OF MEDFORD
EXHIBIT # 00 to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 9:22 AM
To: Carla G. Paladino
Subject: FW: Support Bee keeping please!

From: Leah Avital Cohen [mailto:leahavital1318@gmail.com]
Sent: Thursday, March 26, 2015 8:29 AM
To: Planning Department
Subject: Support Bee keeping please!

Bee keeping is vital! Please support keeping bee keeping alive!

Thank you!
Linda Cohen

--
Leah Avital Cohen
Peace Garden Preschool & Kindergarten

" We are each of us angels with only one wing...And we can only fly embracing each other"
Luciano De Crescenzo

CITY OF MEDFORD
EXHIBIT # RR to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 9:22 AM
To: Carla G. Paladino
Subject: FW: Bee keeping in Medford

-----Original Message-----

From: bznhny@mind.net [mailto:bznhny@mind.net]
Sent: Thursday, March 26, 2015 9:00 AM
To: Planning Department
Subject: Bee keeping in Medford

RE: File Number DCA-15-014

To whom it may concern:

I kept bees in the Jackson County area for many years. A number of times I attended meetings where restrictions on bee keeping were the topic, often resulting in action against bee keeping in city limits.

Much of the discussion was often about the dangerous nature of bees.

The voices most heard were those of individuals that I can only describe as appearing to have a phobia for bees and little knowledge or concern beyond the fact that bees can sting you. Indeed, they seemed to dislike any 'bug' in their vicinity, which is very unfortunate.

One of the bee keepers in the area looked up death records in the United States for a time in the mid 90's and found that deaths from lightning strike (for reference) to be 81 for the year in question. Deaths for the same year from stings (including all stinging things) were only reported as 40 for the same year. Unfortunately, I can not cite the reference for that information.

What struck me was that we are less than half as likely to die from bee stings as from being struck by lightning! In hindsight, it would have been nice to know the number of deaths for the same year from dog bites.

In addition, bee keepers have the skills and equipment to deal with many of the common insects that are a problem for their friends and neighbours, such as hornets and wasps. I personally took care of such problems many times without resorting to toxic chemicals and without charge. In my experience, many bee keepers do the same.

The importance of bees to the garden and agriculture in general is well known. The importance of small bee keepers to the general understanding and sustainability of bee keeping is tremendous.

In my opinion, it is a dis-service to the community to listen to the voice of fear from a few. That is a path that leads to a community that does nothing, stagnates and cannot move forward in any way.

Please keep in mind that there are some agricultural areas within city limits that require pollination for crop production, as well as many gardens that benefit from the presence of bees.

Please listen to the voices of reasonable people, not fear mongers.

CITY OF MEDFORD
EXHIBIT # SS to CC report
File # DCA-15-014

Regulation of bee keeping should be limited to maximum hives for small lots within built-up areas, at most. Complaints about bee keepers where action can be taken against the bee keeper should be limited to immediate neighbours. No further regulation should be considered.

Dennis Morefield

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 9:22 AM
To: Carla G. Paladino
Subject: FW: i support beekeeping in medford!

From: Carla David [mailto:cardavid@yahoo.com]
Sent: Thursday, March 26, 2015 9:03 AM
To: Planning Department
Subject: i support beekeeping in medford!

Please support the ordinance allowing beekeeping in Medford~

Thank you,
Carla David
4550 Little Applegate Rd
Jacksonville OR 97530

CITY OF MEDFORD
EXHIBIT # IT to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 9:24 AM
To: Carla G. Paladino
Subject: FW: new ordinance

From: Andrea Pellicani [mailto:artspace@sonic.net]
Sent: Thursday, March 26, 2015 9:04 AM
To: Planning Department
Subject: new ordinance

Dear Planning Commission Members,

Please support the bee keeping ordinance. File Number DCA-15-014. This is a smart move to maintain bee populations in Rogue Valley and assure food security.

Thank You,

Andrea

Andrea Pellicani
www.andreapellicani.com
e-mail: artspace@sonic.net
707-525-8673

"Let Nature Be our Teacher"

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 9:24 AM
To: Carla G. Paladino
Subject: FW: File Number DCA-15-014

From: Alan Bartl [mailto:abartl@sonic.net]
Sent: Thursday, March 26, 2015 9:06 AM
To: Planning Department
Subject: File Number DCA-15-014

Dear Planning Commission Members,

Please support the bee keeping ordinance. File Number DCA-15-014. This is a smart move to maintain bee populations in Rogue Valley and helpful to local farmers.

Thank You,

Alan Bartl

CITY OF MEDFORD
EXHIBIT # *VV to CC report*
File # *DCA-15-014*

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 9:24 AM
To: Carla G. Paladino
Subject: FW: Bee Keeping Ordinance

From: Kathy Karlovich [mailto:wp_kathy@yahoo.com]
Sent: Thursday, March 26, 2015 9:22 AM
To: Planning Department
Subject: Bee Keeping Ordinance

Please pass the bee keeping ordinance, File Number DCA-15-014. We need to do everything we can to support the bee population in Southern Oregon!

Kathy Karlovich
Ashland, OR

CITY OF MEDFORD
EXHIBIT # *NW to CC report*
File # *DCA-15-014*

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 11:01 AM
To: Carla G. Paladino
Subject: FW: bee keeping ordinance, File Number DCA-15-014

From: Ig Vige [mailto:IgnatiusVige@aol.com]
Sent: Thursday, March 26, 2015 10:42 AM
To: Planning Department
Subject: bee keeping ordinance, File Number DCA-15-014

I am writing to request your support of the bee keeping ordinance, File Number DCA-15-014 which will legalize beekeeping here in Medford. On behalf of the bees and all that they offer our lives in the way of pollination and food production, please help this ordinance to move forward to a City Council vote on April 16th.

Kind thanks,
Ignatius Vigé
1314 Center Dr. #B-241
Medford OR 97501

CITY OF MEDFORD
EXHIBIT # XX to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 11:02 AM
To: Carla G. Paladino
Subject: FW: DCA-15-014

From: chuck blanton [mailto:chuck.blanton@gmail.com]
Sent: Thursday, March 26, 2015 10:48 AM
To: Planning Department
Subject: DCA-15-014

Hello,

I am writing to urge you to consider allowing beekeeping in Medford, Oregon. I know that all involved have and are still working hard to allow the beekeepers in Medford the chance to improve the local flora and fauna, insure a healthy and stable food supply, protect our most important pollinators.

Thank you,
Chuck Blanton

CITY OF MEDFORD
EXHIBIT # 14 to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 11:47 AM
To: Carla G. Paladino
Subject: FW: Bee Hive Purposal

From: Botens, Kit L [mailto:Kit.Botens@providence.org]
Sent: Thursday, March 26, 2015 11:25 AM
To: Planning Department
Subject: Bee Hive Purposal

Hello,

I wanted to write a short note in support of the proposal for legalization of beekeeping in Medford. I am unable to attend the planning commission meeting this evening, but feel strongly that the potential gain to sustaining the bee population for benefits in crop population, plant propagation, and the numerous resources they provide in medicine, food, and resources.

Thank you for your consideration of this proposal.

Thanks,

Dr. Kit Botens, PharmD, RPh, CGP - Informatics and Lead Pharmacist
Providence Health & Services | PMMC | Medford, OR 97504
Phone: 541-732-6746 | Email: kit.botens@providence.org

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

CITY OF MEDFORD
EXHIBIT # EE to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 12:43 PM
To: Jim E. Huber; John K. Adam; Carla G. Paladino
Subject: FW: in support of the bee keeping ordinance, File Number DCA-15-014
Attachments: image001.png

Cheryl Adams | Office Administrator Planning Department | City of Medford | 541.774.2398

My current work schedule is 8 am to 2 pm. sometimes I will not be able to get back to you the same day. Sorry for any inconvenience this may cause. Cheryl

From: Summer Waters [mailto:summer@summerwaters.com]
Sent: Thursday, March 26, 2015 12:10 PM
To: Planning Department
Subject: in support of the bee keeping ordinance, File Number DCA-15-014

Hello,

I am writing to support the bee keeping ordinance, File Number DCA-15-014. We need more bees and other pollinators in our valley. Please support the bee keeping ordinance. Thank you for your consideration.

With Appreciation,
Summer Waters, LAc, NTP, CGP
Nutritional Therapy Practitioner
Certified GAPS Practitioner
Acupuncturist, Herbalist
RV WAPF Chapter Leader
www.SummerWaters.com
541-326-8952

Savor Your Health, Nourish Your Soul, Transform Your Life



CITY OF MEDFORD
EXHIBIT # AAA to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 12:44 PM
To: Jim E. Huber; John K. Adam; Carla G. Paladino
Subject: FW: Support for beekeeper ordinance

Cheryl Adams | Office Administrator Planning Department | City of Medford | 541.774.2398

My current work schedule is 8 am to 2 pm, sometimes I will not be able to get back to you the same day. Sorry for any inconvenience this may cause. Cheryl

-----Original Message-----

From: Michael Lanning [mailto:lanningmi@yahoo.com]
Sent: Thursday, March 26, 2015 11:56 AM
To: Planning Department
Subject: Support for beekeeper ordinance

File Number: DCA-15-014

To Whom This May Concern:

I am writing you in support of the upcoming beekeeper ordinance in Medford, Oregon. Bees are a vital part of our ecosystem. With the recent climate changes I feel the hives are important to the pollination cycle of the valley. This type of ordinance has been successful in other cities as well.

Thank you,
Michael Lanning

CITY OF MEDFORD
EXHIBIT # BBB to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 1:05 PM
To: Carla G. Paladino
Subject: FW: Bee Ordinance

-----Original Message-----

From: Patricia O'Brien [mailto:obrienlegg@msn.com]
Sent: Thursday, March 26, 2015 12:54 PM
To: Planning Department
Subject: Bee Ordinance

As a member of Portland Urban Beekeepers, Our family, one who graduated from SOU and is now living and working in Medford and one who will be in pre-nursing at SOU in the fall, are in great support of our southern Oregon friends and their efforts to permit backyard beekeeping in city limits.

It is good for pollination in food production and therefore good for your dinner plates.
Bon appetite!

Patricia O

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 1:49 PM
To: Carla G. Paladino
Subject: FW: File Number DCA-15-014

From: Shari Shattuck [mailto:shari55@jeffnet.org]
Sent: Thursday, March 26, 2015 1:30 PM
To: Planning Department
Subject: File Number DCA-15-014

I am a new beekeeper, still in my first year of beekeeping. I have hives in the City of Ashland, right in downtown. My neighbors are completely unaware of my bees until I tell them about it. No one has complained and I have noticed an increase in the production of my fruit and vegetable garden since acquiring bees. I have a six foot fence separating the hives from the street (10' setback) and trees which direct the flight path upward, over any passing pedestrians' heads. I am writing to encourage the City of Medford to legalize the keeping of bees within the city limits. All nearby gardeners will benefit from having beekeepers in the neighborhood, whether they want to grow flowers or food crops.

Thank you,
Shari Shattuck
541-951-9265

CITY OF MEDFORD
EXHIBIT # DDD to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Thursday, March 26, 2015 1:49 PM
To: Carla G. Paladino
Subject: FW: DCA-15-014

From: Elke Zunker [mailto:edzmonster@yahoo.com]
Sent: Thursday, March 26, 2015 1:32 PM
To: Planning Department
Subject: DCA-15-014

I am writing in support for beekeeping here in Medford. Bees are a vital part in our community, since they pollinate all our crops and flowers throughout our valley. With all the dangers with pesticides harming our bees, I am supporting having the hives here in the city. Members of this community would like to have a beehive in their backyard, and it would so help not just them, but all members of this city. Bees are vital, without them, we would not have the wonderful food we eat every day. They are what allows us to have it with their pollination!

Thank you for your time.

Elke Zunker
1012 S Peach St
Medford, OR 97501

CITY OF MEDFORD
EXHIBIT # EEE to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Friday, March 27, 2015 7:16 AM
To: Carla G. Paladino
Subject: FW: Planning Commission - Bees in Medford

From: Michael Morgan [mailto:mjmrgn9797@gmail.com]
Sent: Thursday, March 26, 2015 4:32 PM
To: Planning Department
Subject: Planning Commission - Bees in Medford

I think residents should be able to have bees on their property.
Just figure out the details

Michael Morgan
2619 Eaton Dr
97504

CITY OF MEDFORD
EXHIBIT # FFF to CC report
File # DCA-15-014

Carla G. Paladino

From: Planning Department
Sent: Friday, March 27, 2015 7:17 AM
To: Carla G. Paladino
Subject: FW: Beekeeping

From: Rhonda Brown [mailto:rhondavous901@gmail.com]
Sent: Thursday, March 26, 2015 6:06 PM
To: Planning Department
Subject: Beekeeping

Hi there, just wanted to join the voices of support for beekeeping! More than a hobby, we need bees as much as they need our support. Let's keep bees in our lives!

Best, Rhonda
541.999.7913
Registered Voter
1775 Hull Rd
Medford, OR 97501

CITY OF MEDFORD
EXHIBIT # *GGG to CC report*
File # *DCA-15-014*

Carla G. Paladino

From: Planning Department
Sent: Friday, March 27, 2015 7:17 AM
To: Carla G. Paladino
Subject: FW: More bees, please!

-----Original Message-----

From: p-garber@riseup.net [mailto:p-garber@riseup.net]
Sent: Thursday, March 26, 2015 9:34 PM
To: Planning Department
Subject: More bees, please!

Yes, please allow beekeeping in Medford!!!!

Paul Garber
950 Bellview Ave
Ashland, OR 97520

CITY OF MEDFORD
EXHIBIT # HHH to CC report
File # DCA-15-014

Carla G. Paladino

From: Jim E. Huber
Sent: Friday, March 27, 2015 11:55 AM
To: John K. Adam; Carla G. Paladino
Subject: FW: Bee Hives in the City Limits of Medford

I've received a few of these today. Let's include them in the record that will go to CC.

Jim

From: Mayor and Council
Sent: Friday, March 27, 2015 8:37 AM
To: Chris J. Corcoran; Clay B. Bearnson; Contact Corcoran; Daniel L. Bunn; Dick W. Gordon; Eli G. Matthews; Gary H. Wheeler; Kevin H. Stine; Michael _ Zarosinski; Tim _ Jackle
Cc: Bill W. Hoke; Crystal L. Palmerton; Eric P. Swanson; Glenda P. Wilson; Lynette M. ONeal; Jim E. Huber; Kelly A. Akin
Subject: FW: Bee Hives in the City Limits of Medford

This message was received in the Mayor and Council's email box.

Thank you.

Winnie Shepard

Mayor and City Manager's Office
411 West 8th Street
Medford, OR 97501
(541) 774-2003

From: Cathy Dewey [<mailto:cathydewey@gmail.com>]
Sent: Thursday, March 26, 2015 2:13 PM
To: Mayor and Council
Subject: Bee Hives in the City Limits of Medford

I live in the city limits of Medford in a subdivision. I'm also highly allergic to bee stings. I have to carry special medical products when working outside in my yard due to this extreme allergy. Please take in to consideration that lot sizes aren't that large and with every house being able to have 3 bee hives, I could have 9 hives bordering my property. This will definitely become a health hazard for those citizens who have life threatening allergies to bee stings like myself. Oregon, as a State, banned smoking in public places due to health effects on exposed individuals. This is allowing a next door neighbor who puts in 3 bee hives, (possible exposure to 9 hives if both side lot neighbors and the house behind me get hives) to possibly cause my death. I'm very upset with the individuals who say, "They can't imagine anyone being against their neighbor having 3 bee hives".

I hope you will take my concern seriously.

Cathy Dewey

CITY OF MEDFORD
EXHIBIT # III to CC rep.it
File # DCA-15-014

Carla G. Paladino

From: Jim E. Huber
Sent: Friday, March 27, 2015 11:58 AM
To: John K. Adam; Carla G. Paladino
Subject: FW: [Possible Spam]

Importance: Low

-----Original Message-----

From: Vickie [mailto:javimist@aol.com]
Sent: Friday, March 27, 2015 11:43 AM
To: Jim E. Huber
Subject: [Possible Spam]
Importance: Low

Mr Huber,

I am not familiar with protocol but would appreciate it if you would forward this email to the appropriate department or person.

I attended the city planning commissioner's meeting on Thursday, March 26, 2015. I was the only person present who was opposed to beehives on properties in the city of Medford.

I have had the experience of knowing that my mother's dog came close to death twice due to the bee stings of honeybees from the neighbor's beehives. That neighbor when spoken to was very considerate and did get rid of his honeybee hives. The bees went away, the backyard became enjoyable again and my mother wasn't worried about her dog being stung again.

The neighbor was at last night's meeting supporting beehives in backyards of residential areas. He told me that he did not believe his honey bees stung my mother's dog. My mother was outside with the dog at the time the dog was stung and she knows the difference between honeybees and other types of bees. Those bees would cover the ground of my mother's backyard swarming and enjoying her beautiful landscaping making parts of her days to unbearable to be outside. She was unable to enjoy her yard and fearful that another bee sting would kill her dog.

I know the planning commissioners did not take this seriously which was very disturbing to me. I'm not sure why there's denial that a honey bee sting doesn't have the potential to kill pets, people and be a nuisance to a person who might have a lot of flowers in their yard that bees love.

I experienced watching my mother fearful of losing a dog she loves, not being able to enjoy a yard she loves and huge veterinary bills to save her dog's life.

Having lived 63 years, I can say, most people do not like bees. Bees can cause a lot of fear and anxiety. My concern is not for myself but anyone who has no choice but to live with the threat and fear of having bees invade their space. Bees don't stay on their side of the fence.

CITY OF MEDFORD
EXHIBIT # JJ to CC report
File # DCA-15-014

I'm grateful to find out that my mother and her husband are selling their home and by the time their neighbor decides to put more beehives in his backyard they will no longer live there. They will not have to fear the loss of their dog. I do feel bad that the new buyers will find their backyard unusable at times.

There needs to be some protection for people like my mother who, according to the veterinarian, would lose her dog the next time.

Thank you,

Vickie Ryder
541-779-4855

Carla G. Paladino

From: Planning Department
Sent: Monday, March 30, 2015 8:07 AM
To: Carla G. Paladino
Subject: FW: Legal Beekeeping

-----Original Message-----

From: ian wessler [mailto:idw@opendoor.com]
Sent: Sunday, March 29, 2015 11:58 AM
To: Planning Department
Subject: Legal Beekeeping

Dear Planning Commission members,

I have been keeping hives in the Ashland City limits for several years now and I only have positive things to relate to you about the whole endeavor. My neighbors all like to ask about the bees and make comments about good 'bee weather', or talk about flowers they've noticed more this year than last. I am trying to keep two or three healthy hives going. One neighbor, who has never tended to anything related to bees helped me catch and transfer a swarm into my hive boxes. He loved it.

Please do what you can to create ordinances that allow people to keep bees within the city limits of Medford.

Thank you, Ian Wessler

CITY OF MEDFORD
EXHIBIT # *KKK to CC report*
File # *DCA-15-014*

Carla G. Paladino

From: Mayor and Council
Sent: Thursday, April 02, 2015 9:05 AM
To: Chris J. Corcoran; Clay B. Bearnson; Contact Corcoran; Daniel L. Bunn; Dick W. Gordon; Eli G. Matthews; Gary H. Wheeler; Kevin H. Stine; Michael J. Zarosinski; Tim J. Jackle
Cc: Carla G. Paladino; Jim E. Huber; Bill W. Hoke; Crystal L. Palmerton; Eric P. Swanson; Glenda P. Wilson; Lynette M. O'Neal
Subject: FW: Bee Hives in the city limits of Medford

This message was received in the Mayor and Council's email box.

Thank you.

Winnie Shepard

Mayor and City Manager's Office
411 West Bth Street
Medford, OR 97501
(541) 774-2003

From: Cathy Dewey [mailto:cathydewey@gmail.com]
Sent: Wednesday, April 01, 2015 7:42 PM
To: Mayor and Council; Dick W. Gordon; Kevin H. Stine
Subject: Bee Hives in the city limits of Medford

I live in the city limits of Medford in a subdivision. I'm also highly allergic to bee stings. I have to carry special medical products when working outside in my yard due to this extreme allergy. Please take in to consideration that lot sizes aren't that large and with every house being able to have 3 bee hives. I could have 9 hives bordering my property. This will definitely become a health hazard for those citizens who have life threatening allergies to bee stings like myself. Oregon, as a State, banned smoking in public places due to health effects on exposed individuals. This is allowing a next door neighbor who puts in 3 bee hives. (possible exposure to 9 hives if both side lot neighbors and the house behind me get hives) to possibly cause my death. I'm very upset with the individuals who say, "They can't imagine anyone being against their neighbor having 3 bee hives".

I hope you will take my concern seriously

Cathy Dewey

CITY OF MEDFORD
EXHIBIT # LLL to CC rep. J
File # DCA-15-014

Carla G. Paladino

From: Mayor and Council
Sent: Friday, April 03, 2015 8:16 AM
To: Chris J. Corcoran; Clay B. Bearnson; Contact Corcoran; Daniel L. Bunn; Dick W. Gordon; Eli G. Matthews; Gary H. Wheeler; Kevin H. Stine; Michael J. Zarosinski; Tim J. Jackle
Cc: Carla G. Paladino; Jim E. Huber; Bill W. Hoke; Crystal L. Palmerton; Eric P. Swanson; Glenda P. Wilson; Lynette M. O'Neal
Subject: FW: Support for Beekeeping Code Amendment

This message was received in the Mayor and Council's email box.

Thank you.

Winnie Shepard

Mayor and City Manager's Office
411 West 8th Street
Medford, OR 97501
(541) 774-2003

From: James ferguson [mailto:jmsfrgsn@sbcglobal.net]
Sent: Thursday, April 02, 2015 9:01 PM
To: Mayor and Council
Subject: Support for Beekeeping Code Amendment

I am writing to express my support for the Beekeeping Code Amendment scheduled to be before the Medford City Council on April 16, 2015.

I believe that the proposed changes to allow a limited number of beehives to be kept within the City of Medford is reasonable, balanced and is a progressive recognition of the importance of pollinators in our community and Southern Oregon. Adoption of the proposed changes will be a positive reflection upon the City of Medford and the health of our environment.

Although I am not a beekeeper, in anticipation of this ordinance being implemented I look forward an increase in vigorous, healthy bees in my garden.

James D. Ferguson
132 Heather Court
Medford 97504

Sent from my iPad

CITY OF MEDFORD
EXHIBIT # MMMM to CC report
File # DCA-15-014

Carla G. Paladino

From: Mayor and Council
Sent: Friday, April 03, 2015 8:17 AM
To: Chris J. Corcoran; Clay B. Bearnson; Contact Corcoran; Daniel L. Bunn; Dick W. Gordon; Eli G. Matthews; Gary H. Wheeler; Kevin H. Stine; Michael J. Zarosinski; Tim J. Jackle
Cc: Carla G. Paladino; Jim E. Huber; Bill W. Hoke; Crystal L. Palmerton; Eric P. Swanson; Glenda P. Wilson; Lynette M. O'Neal
Subject: FW: to BEE or not to bee! As news of falling honey bee numbers hits the headlines again, Karin Alton and Francis Ratnieks explain why encouraging urban beekeeping may not be the answer
Attachments: urban_beekeeping_the_biologist.pdf

This message was received in the Mayor and Council's email box.

Thank you.

Winnie Shepard

Mayor and City Manager's Office
411 West 8th Street
Medford, OR 97501
(541) 774-2003

From: Cathy Dewey [mailto:cathydewey@gmail.com]

Sent: Thursday, April 02, 2015 7:40 PM

To: City Manager's Office; Mayor and Council; Mayor and Council; Kevin H. Stine

Subject: to BEE or not to bee! As news of falling honey bee numbers hits the headlines again, Karin Alton and Francis Ratnieks explain why encouraging urban beekeeping may not be the answer

I have attached an article from the journal, "The Biologist" which features two scientists: Francis Ratnieks and Dr. Karen Alton. I have copied a few of the paragraphs I thought the most pertinent to the City Council on their upcoming vote below:

"High colony density in the capital land, an influx of inexperienced beekeepers also run the risk of spreading certain honey bee diseases, especially American foulbrood (AFB), which is a highly contagious bacterial infection of honey bee larvae. AFB is rare in Britain, but a high density of hives managed by novice beekeepers creates a situation in which it could easily spread if it got started. In addition, honey bees can annoy the neighbors by stinging and swarming. Novice beekeepers may be unlikely to have the experience needed to requeen colonies that are defensive with more gentle stock. The honey bee is just one of many insect species that visit flowers. Having a high density of honey bee hives is not only bad for honey bees, but may also affect bumble bees and other species. Research has shown that in bumble bees, workers are likely to be smaller where they co-occur with honey bees, suggesting competition for food sources between these bee species (Goulson and Sparrow, 2009). Keeping a hive of bees is a significant undertaking. The RSPCA investigates the suitability of a potential new dog or cat owner before allowing a pet to be adopted, with a detailed questionnaire and an interview and home visit. However, anyone can obtain a colony of bees without prior training on how to care for them or even any advice on where to safely site the hive. Bee hives have even been given away in raffles. Channeling concern Clearly, there are better ways to help our declining bee populations than encouraging beekeeping to the point of overpopulation in certain areas. One practical alternative is to focus the amazing enthusiasm and concern the public has for bees towards improving habitat and growing more flowers. It would help not only honey bees but all bees and flower-visiting insects."

Also, will bee hives be allowed only 10 feet from public schools? Will there be an ordinance requiring a water source for the hive? I've read that bees need a close water source and if a bee keeper has no close water source, the bees will congregate near neighbor's swimming pools.

I sent an earlier email regarding my bee sting severe allergy and began to investigate bee hives in urban areas.

Thanks for your time,

Cathy Dewey



BEE BEE

As news of falling honey bee numbers hits the headlines again, Karin Alton and Francis Ratnieks explain why encouraging urban beekeeping may not be the answer

oney bees, although still a common insect, have declined significantly in number over the past century. This winter's losses of honey bee colonies were the worst since records began six years ago, according to a survey carried out by the British Beekeepers Association. The number of managed hives in England is also believed to have fallen from 301,000 to 125,000 in the past 60 years (Deltra; National Bee Unit database, and in Paris *et al.*, 2011).

Urban beekeeping, however, has never been more popular. But instead of providing a helpful solution to the reduced population of honey bees, more city hives could be doing more harm than good.

Many causes for the decline in bee numbers have been suggested, including factors that are likely – and unlikely, such as mobile phones. Most bee scientists, however, would probably rank agricultural intensification (large areas of high intensity farming) as the main cause (Goulson *et al.*, 2008).

Since World War II the spread of intensive farming has greatly reduced areas rich in wildflowers, such as hay meadows. This is especially significant in the UK, where 75% of the total land is agricultural. Honey bees have many pests and diseases, including two species that have recently ‘jumped ship’ from the Asian honey bee, *Apis cerana*.

But honey bee diseases do not affect other species, and the general decline of wildlife in the UK (*State of Nature*, 2013), cannot be due to newly introduced honey bee pests. Although lab-based research shows that neonicotinoid insecticides

can harm bees, the effects in the field, where bees forage mainly on non-treated flowers, are less clear. The three bumble bee species now extinct in Britain were last seen in 1864, 1921 and 1988, well before the introduction of neonicotinoids some 20 years ago.

Campaigns take flight

Over the past few years the loss of honey bees has attracted a great deal of attention from the media, the general public and organisations and businesses, many of which want to help.

For example, The Co-operative launched ‘Plan Bee’ in 2008 and *The Daily Telegraph* launched its ‘Bring Back Bees’ campaign in 2010. Various organisations, including The British Beekeepers Association, Urban Bees and Friends of the Earth, encourage

people to take up beekeeping, often combined with the advice that towns are good for bees thanks to all the flowers in gardens and parks.

Immidium, an organisation that represents the interests of 570 London businesses, gives away free hives to put on rooftops as a way to help bees, and to ‘boost office morale’. Many restaurants, galleries and shops, such as The Tate Modern and Fortnum and Mason, and city firms, including Lloyds of London, use rooftop hives as a means of publicly greening their business or as a team building exercise for staff.

But is this actually a good idea? Surveys being carried out at the University of Sussex’s Laboratory of Agriculture and Social Insects (LASI) on garden and wild flowers and crops requiring pollination show that honey bees are common, making up between 20% and



Honey bees can fly at speeds of up to 15mph (24km/h)

BIOGRAPHY



Francis Ratnieks is professor of apiculture and head of the Laboratory of Agriculture and Social Insects at the University of Sussex. He took his PhD at Dyce Laboratory for Honey Bee Studies at Cornell University. He is the author of 220 research articles on bees and social insects, and has experience including owning 180 hives, producing comb honey, rearing queens and pollinating almonds.



Dr Karin Alton took a zoology degree at the University of Nottingham, then a PhD in entomology. She has been a researcher at the Laboratory of Agriculture and Social Insects at the University of Sussex for five years and has a special interest in bees, flowers and public outreach.

60% of all flower-visiting insects. Geographically widespread and – weather permitting – active for most of the year, the honey bee may have declined in number but is in no imminent danger of becoming extinct, unlike some other critically endangered insects in the UK.

Most importantly, it is flowers that provide the pollen and nectar that are the main food for bees. If there is a growing shortage of flowers due to agricultural intensification and urbanisation, will increasing the number of hives help honey bees? Would we try to help the population of elephants in a region of Africa by introducing more elephants if it was known that there was a food shortage?

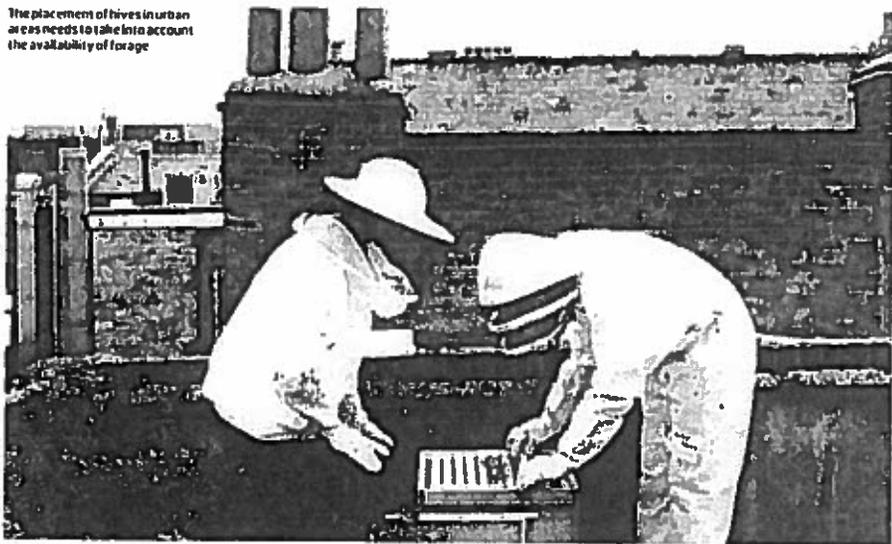
A buzz in the city

Most of the promotion of beekeeping is directed at urban areas, especially London. Data from Beelase, a register of apiaries maintained by the UK’s National Bee Unit (NBU), shows that in five years, from 2008-12, the number of beekeepers in Greater London tripled from 464 to 1,237, and the number of hives doubled from 1,677 to more than 7,500.

At approximately 10 hives per km², hive density in London is much higher than the 5.0 per km² in Brighton, or 0.5 per km² in England and Wales as a whole. Research shows densities of wild or feral colonies of 0.1-10 per km² (Ratnieks *et al.*, 1990). There are, of course, situations in which much higher densities occur, but generally only for a brief time and in an area with abundant food or the need for intense pollination. For example 250 to 800 per km² (2.5 to five hives per hectare) can be found where crops such as apples or almonds require pollination. Beekeepers often move a large number of hives to areas of abundant nectar

CITY OF MEDFORD
EXHIBIT # 000 To CC report
File # DCA-15-014

The placement of hives in urban areas needs to take into account the availability of forage



production, such as the citrus groves of Florida, but the hives are moved out once the citrus stops blooming.

With the number of urban hives on the increase, there needs to be sufficient food. Although urban areas have gardens, parks and other green areas, they also have a high proportion of buildings, roads and other non-green areas. And many green areas, such as amenity grass, have few flowers.

A certain area of flowers is also needed to support a colony of honey bees. A research project carried out by LASI student Mihail Garbuzov as part of his PhD on 'Helping the honey bee and insect pollinators in urban areas' gives some insight

It compared 32 varieties of garden flowers for attractiveness to insects. The most attractive to honey bees was borage, with an average of 9.6 honey bees and 0.31 bumble bees per m² at peak bloom. Lavender is also attractive to bees, and 13 varieties were compared. They varied from 0.4.8 (average 0.6) honey bees and 0.2-1.0 (average 2.0) bumble bees per m². Many of the 32 plants attracted very few insects at all.

A strong honey bee colony at its summer peak can have 15,000 workers, but a more typical size for a strong colony would be 30,000. Assuming that a third of these are foragers and that half of them

(5,000) are out foraging at any time in good weather, they would spread out over 1,087m² of borage (0.11 hectares or 0.11% of a square km) or about 8,333m² of lavender (0.8333 hectares or 0.83% of a square km). However, each plant is not in bloom all the time. With a peak bloom of three to four weeks in a foraging season of 30-40 weeks (March-October), then the actual area needed across the whole season would be up to 10 times as much.

This would indicate that for each new hive placed in London, the equivalent of one hectare of borage or 8.3 hectares of lavender

Within the hive, the brood is kept at 34°C. Bees cluster together to conserve heat.



CREATING HABITATS

Commercial businesses, rather than placing bee hives on their rooftops, could invest in community projects with the emphasis on habitat creation schemes.

For instance, residents at Westcott Park Community Garden in West London, left, have spent £4,000 on plants to ensure their bee hive has year round forage.

There are other promising examples of promoting bee forage. The London Mayor's Office supports the Pocket Parks Programme, which aims to deliver 100 new

or enhanced 'small areas of inviting public space' across the city by March 2015.

The Parks for People programme, initiated by the Heritage Lottery Fund, has invested £10m in improving London's parks and green spaces. Burgess Park in Southwark has acquired new large scale prairie-style planting schemes.

Friends of the Earth is offering a free pack of wildflower seeds with each donation to their Bee Cause campaign. See www.foe.co.uk for details.

is needed. With the number of colonies of honey bees increasing from 1,677 to 2,745 in just six years, these additional 2,068 hives would need 2.1 km² of borage or 17.2 km² of lavender. Clearly, this, or the equivalent in other flower varieties, has not been provided, and neither would it be practical to do so.

Hundert recommends planting PlantLocks (a metal plant box to which one can lock bicycles) with bee-friendly plants to increase the amount of forage for the new hives it gives out. However, while they are a great way to secure a bike and at the same time provide some greenery and flowers, 28,000 PlantLocks filled with borage would be required for each additional hive in the city of Exeter the roof of the Princesshay shopping centre in May became home to two bee hives, with more to follow later this year. The well-meaning centre manager has also set up three raised beds with bee-friendly plants on the roof, but totalling less than 20m².

In 2012, nationwide honey yields dropped dramatically due to the wet and cold summer and London, which usually fares better than most regions, was hit the worst. In fact, some beekeepers are known to have reluctantly moved their hives out of London due to declining honey crops. At various allotments across the capital, the number of beekeepers is now being restricted as there are considered to be too many hives.

High colony density in the capital and an influx of inexperienced beekeepers also run the risk of spreading certain honey bee diseases, especially American foulbrood (AFB), which is a highly contagious bacterial infection of honey bee larvae. AFB is rare in Britain, but a high density of hives managed by novice beekeepers creates a situation in which it could easily spread if it got started. In addition, honey bees can annoy the neighbours by stinging and swarming. Novice beekeepers may be unlikely to have the experience needed to recognise colonies that are defensive with more gentle stock.

The honey bee is just one of many insect species that visit flowers. Having a high density of honey bee hives is not only bad for honey bees, but may also

REFERENCES

Survey of Bee Health & Beekeeping in England and Wales, 1955-1970. BEEF, as Potts et al. Declines of managed honey bees in Europe. *Journal of Applied Ecology* 45 (1), 15-20 (2008).

Loftus, D., Lee, G.C. & Lovell, B. Decline and conservation of bee colonies. *Annual Review of Entomology* 53, 191-208 (2008).

Loftus, D. & Sparrow, K.H. Evidence for competition between honey bees and solitary bees, marked with individual worker size. *Insect Conservation* 13, 177-181 (2009).

State of Nature Report 2011.

Ranck, F.L., W. Perry M.A., (Coauthors), *The World Atlas of the Honey Bee Industry*. Apidact Press, Leidschendam, The Netherlands. Canada: Entomological Ltd, 355-359 (1998).

London Garden City? Research project by E. Savory in partnership with the London Wildlife Trust, for evaluation of the Garden City Action Plan (2010).

affect bumble bees and other species. Research has shown that in bumble bees, workers are likely to be smaller where they co-occur with honey bees, suggesting competition for food sources between these bee species (Goulson and Sparrow, 2009).

Keeping a hive of bees is a significant undertaking. The RSPCA investigates the suitability of a potential (new dog or cat) owner before allowing a pet to be adopted, with a detailed questionnaire and an interview and home visit.

However, anyone can obtain a colony of bees without prior training on how to care for them or even any advice on where to safely site the hive. Bee hives have even been given away in raffles.

Channeling concern

Clearly, there are better ways to help our declining bee populations than encouraging beekeeping to the point of overpopulation in certain areas. One practical alternative is to focus the amazing enthusiasm and concern the public has for bees towards improving habitat and growing more flowers. It would help not only honey bees but all bees and flower-visiting insects. It also means many more people can get involved - to help bees all you need is a garden, or even a window box; plant the right flowers and the bees will fly many miles to find them.

Within the city boundaries of London there is plenty of scope to make green spaces and gardens more flower rich. Within a 5km radius of Holford in Cheshire there is nearly 1km² (600 ha) of amenity grassland (GGIL, 2010), much of which could be improved for wildlife just by reducing mowing. The colourful annual and perennial

planting schemes featured at the 2012 Olympic Park have boosted enthusiasm for meadow-style planting, and TV programmes such as Sarah Raven's *Bees, Butterflies and Blooms* encouraged local councils and the public to consider swathing

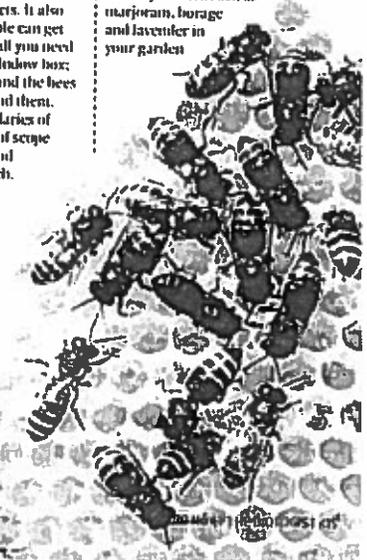
Honey bee queens mate at the beginning of their life with 10-20 males, and store the active sperm in their body for as long as they live.

from costly bedding plants to more insect-friendly flowers. The surge of interest in beekeeping may well tail off

naturally, probably to be replaced by enthusiasm for another topical issue. But in the meantime we should not continue to encourage more hives within urban areas, and especially in London, with scant regard for the flowers that provide bees' food.

It is encouraging that so many people and organisations want to help bees, a popular symbol of nature. But it would be better to channel this into providing flowers and habitat. Beekeeping is also a fascinating activity, and we would not want to discourage people from taking it up. But it should probably not be seen as a way of helping bees, and people should go into it with careful preparation and investment.

To have bees you don't need a bee hive. Just plant bee-friendly flowers such as marjoram, borage and lavender in your garden.





CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 40.2

www.ci.medford.or.us

DEPARTMENT: Finance
STAFF PHONE: 541-774-2030
STAFF CONTACT: Alison Chan, Director

AGENDA SECTION: Consent Calendar
MEETING DATE: May 7, 2015

COUNCIL BILL 2015-38

A resolution granting Mehta Inns' Petition for Waiver pertaining to late payment of Transient Lodging Tax for January 2015.

ISSUE STATEMENT & SUMMARY:

The request for waiver of penalties and interest for Mehta Inn's for late payment of Transient Lodging Tax pursuant to Medford Code 8.808(6) was heard on April 16, 2015. Council voted in favor of the petition and as such, a resolution granting the wavier is being presented.

BACKGROUND:

January transient lodging taxes in the amount of \$7,608.45 collected by Mehta Inn's were due February 28, 2015. As per code, the taxes are due the last business day of the month or, if mailed, they must be date stamped by the last calendar day of the month. Mehta Inns mailed the payment which was stamped March 2, 2015. As a result of the late payment, penalties (10%) and interest (1%) in the amount of \$836.93 were assessed.

Mehta Inns requested Council waive the penalties and interest in accordance with Medford Code 8.08(6). The justification is articulated in the attached letter. The Office Manager, Laurie Wolocct stated she mailed the tax return and payment on February 27, 2015. She stated she placed the payment in a mailbox at the Phoenix, Oregon post office. Mehta Inn is requesting the penalties and interest be waived because they mailed the return and payment on February 27, 2015.

The Finance Director has waived penalties and interest for entities that have not had penalties and interest waived in the past three year. The current assessment of penalties and interest were not waived because Mehta Inns has had penalties waived in the last three years. The payment history of Mehta Inn is as follows; January 2014 taxes were paid late, penalties were waived with the requirement that Mehta Inn have no more late payments in the following six months or the penalties would be reinstated. April 2014 Mehta Inn taxes were paid late. Penalties and interest of \$1,405.11 were assessed and the penalties of \$1,020.46 for January 2014 were reinstated.

- A. Council Action History**
Council voted to approve the petition
- B. Analysis**
Medford Code 8.08(6) provides for a petition process
- C. Financial and/or Resource Considerations**
Penalties assessed and paid \$836.93
- D. Timing Issues**
None



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 40.2

www.ci.medford.or.us

STRATEGIC PLAN:

Theme: Responsive Leadership

Goal 12: Ensure financial stewardship and long-term municipal financial stability for City services, assets and facilities.

COUNCIL OPTIONS:

1. Approve the resolution
2. Deny the resolution
3. Modify the resolution

STAFF RECOMMENDATIONS:

Staff makes no recommendation.

SUGGESTED MOTION:

I move to approve the resolution waving the penalties and interest assessed Mehta Inn, LLC.

EXHIBITS:

Letter from the petitioner
Copy of Medford Code 8.08(6)

**Mehta Inns, LLC
4150 S. Pacific Hwy, Ste. B
Medford, OR 97504**

March 27, 2015

Glenda Owens
City of Medford
411 W. 8th Street, Room 310
Medford, OR 97501

RECEIVED
MAR 30 2015
CITY MANAGER'S OFFICE

RE: Mehta Inns, LLC
Petition for Waiver of Penalty Pursuant to Medford Municipal Code 8.808(6)

Dear Ms. Wilson:

I have mailed the current payment due along with the penalty payment from January, which is being made under protest. I sent the January payment on February 27, 2015 (put in blue mail box at Phoenix Post Office around 1:30 pm).

This letter will serve as my petition to the City Council under Medford Municipal Code 8.808(6) to waive the fee of \$836.93.

Please submit this to the City Council for their consideration.

My Declaration is enclosed as well.

Thank you.

Sincerely,



Laurie Wolcott
Office Manager

Encl.

DECLARATION

I, LAURIE WOLCOTT, declare under penalty of perjury under the laws of the state of Oregon as follows:

1. I have personal knowledge of the following matters and would competently testify if called to do so in a court of law.
2. I am the Office Manager of Mehta Inns, LLC. I paid the transient lodging tax imposed by the Medford Municipal Code, Section 8.802, on February 27, 2015.

I HEREBY DECLARE THAT THE ABOVE STATEMENT IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I UNDERSTAND IT IS MADE FOR USE AS EVIDENCE IN COURT AND IS SUBJECT TO PENANLTY FOR PERJURY.


LAURIE WOLCOTT, Office Manager
Mehta Inns, LLC

8.808 Penalties and Interest

(1) Original Delinquency. Any operator who has not been granted an extension of time for remittance of tax due and who fails to remit any tax imposed by this ordinance prior to delinquency shall pay a penalty of ten percent (10%) of the amount of the tax due in addition to the amount of the tax.

(2) Continued Delinquency. Any operator who has not been granted an extension of time for remittance of tax due, and who failed to pay any delinquent remittance on or before a period of thirty days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of fifteen percent (15%) of the amount of the tax due plus the amount of the tax and the ten percent (10%) penalty first imposed.

(3) Fraud. If the Finance Director determines that the nonpayment of any remittance due under this ordinance is due to fraud or intent to evade the provisions thereof, a penalty of twenty-five percent (25%) of the amount of the tax shall be added thereto in addition to the penalties stated in paragraphs (1) and (2) of this section.

(4) Interest. In addition to the penalties imposed, any operator who fails to remit any tax imposed by this ordinance shall pay interest at the rate of one percent per month or fraction thereof without proration for portions of a month, on the amount of the tax due, exclusive of penalties, from the date on which the remittance first became delinquent until paid.

(5) Penalties Merged With Tax. Every penalty imposed and such interest as accrues under the provisions of this section shall be merged with and become a part of the tax herein required to be paid.

(6) Petition for Waiver. Any operator who fails to remit the tax herein levied within the time herein stated shall pay the penalties herein stated provided, however, the operator may petition the City Council for waiver and refund of the penalty or any portion thereof and the City Council may, if a good and sufficient reason is shown, waive and direct a refund of the penalty or any portion thereof.

[Amd. Ord. No. 6696, Aug. 16, 1990; Amd. Sec. 3, Ord. No. 2004-215, Nov. 4, 2004.]



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 40.3

www.cityofmedford.org

DEPARTMENT: Public Works
PHONE: (541) 774-2100
STAFF CONTACT: Cory Crebbin, Director

AGENDA SECTION: Consent Calendar
MEETING DATE: May 7, 2015

COUNCIL BILL 2015-39

An ordinance awarding a contract in the amount of \$143,340 to KOGAP Enterprises, Inc., to perform maintenance on storm sewer pipes.

ISSUE STATEMENT & SUMMARY:

KOGAP Enterprises, Inc. is the low bidder for a contract to construct eight new curb inlets and repair failing storm sewer pipes at various locations in the City of Medford. The City contracts for this maintenance because the City of Medford does not have sufficient staff and equipment to perform all needed work.

BACKGROUND:

Repair of broken storm pipes prior to an overlay decreases long-term maintenance costs by reducing cuts in the new pavement.

A. Council Action History

None.

B. Analysis

The existing pipe condition has been analyzed and it has been determined that this maintenance action will preserve the existing storm system and reduce impact to the public at the lowest life-cycle cost.

C. Financial and/or Resource Considerations

Expenditure of \$143,340.00 which is included in the FY 2013/2015 biennium budget for the Storm Utility (Fund 46) budget.

D. Timing Issues

The work will start after execution of contract. The work is scheduled to be complete by June 25, 2015.

STRATEGIC PLAN:

Theme: Responsive Leadership

Goal 12: Ensure adequate long-term municipal financial stability for City services, assets and facilities.

Objective 12.2: Provide Public Works infrastructure (streets, sewer, and storm drainage) construction and maintenance at the lowest life-cycle costs.

COUNCIL OPTIONS:

1. Approve the ordinance.
2. Modify the ordinance.
3. Deny the ordinance.

STAFF RECOMMENDATIONS:

Approve the ordinance for a contract with KOGAP Enterprises, Inc.



SUGGESTED MOTION:

I move to approve the ordinance for a contract in the amount of \$143,340.00 to KOGAP Enterprises, Inc., for the Misc. Storm Repair Project.

EXHIBITS:

Bid Tabulation.

Notice to contractors identifying work locations.

Contract documents are available in the City Recorder's office.

BID TABULATIONS MISC. STORM REPAIR PROJECT 2015

Project; Misc Storm Repair Project 2015 in the City of Medford
Location: Various Streets in the City of Medford
Project No: CP-0973
Date of Bid Opening: April 23, 2015

Peter Brown
Public Works Operations
Engineering Tech III



CITY OF MEDFORD
PUBLIC WORKS - OPERATIONS

Bidder Name	Phone #	Total Bid
Kogap Excavation		\$143,340.00
Central Pipeline		\$149,705.00
J. F. Shea		\$152,474.85
Knife River Materials		\$176,671.17
Ledford Construction		\$167,889.00

Item No.	Item Description	Unit of Measure	Estimated Quantity	Low Bidder Kogap Excavation		Central Pipeline Inc.	J. F. Shea	Knife River Materials	Ledford Construction
				Unit Bid	Amount	Unit Bid	Unit Bid	Unit Bid	Unit Bid
1	MOBILIZATION	LS	1	\$18,000.00	\$18,000.00	\$5,000.00	\$6,111.11	\$10,093.67	\$8,000.00
2	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	LS	1	\$12,000.00	\$12,000.00	\$7,000.00	\$27,474.92	\$27,500.00	\$4,500.00
3	EROSION CONTROL	LS	1	\$2,000.00	\$2,000.00	\$600.00	\$2,358.84	\$2,000.00	\$2,500.00
4	REPAIR 12" STORM SEWER PIPE	EACH	1	\$2,500.00	\$2,500.00	\$3,000.00	\$2,941.10	\$2,900.00	\$3,300.00
5	REPAIR 18" STORM SEWER PIPE	EACH	2	\$2,500.00	\$5,000.00	\$3,200.00	\$1,646.66	\$2,900.00	\$3,800.00
6	CONCRETE CURB INLET	EACH	8	\$1,600.00	\$12,800.00	\$1,600.00	\$3,410.95	\$1,900.00	\$1,700.00
7	12 INCH STORM SEWER PIPE	FOOT	360	\$140.00	\$50,400.00	\$200.00	\$115.03	\$175.00	\$196.00
8	24 INCH STORM SEWER PIPE	FOOT	100	\$250.00	\$25,000.00	\$200.00	\$105.41	\$250.00	\$289.00
9	CONCRETE CURBS, CURB AND GUTTER	FOOT	180	\$30.00	\$5,400.00	\$60.00	\$62.84	\$44.00	\$67.00
10	CONCRETE WALKS	SQFT	1045	\$7.00	\$7,315.00	\$9.00	\$17.14	\$13.50	\$13.20
11	LOOP DETECTOR INSTALLATION LOOPS	EACH	3	\$600.00	\$1,800.00	\$500.00	\$222.22	\$700.00	\$650.00
12	LOOP DETECTOR INSTALLATION HOMERUNS	FOOT	75	\$15.00	\$1,125.00	\$16.00	\$15.56	\$14.00	\$15.00
Total Bid =				\$143,340.00		\$149,705.00	\$152,474.85	\$176,671.17	\$167,889.00

Misc Storm Repair Project 2015 in the City of Medford CP-0973

**NOTICE TO CONTRACTORS
CP-0973
Misc. Storm Repair Project 2015**

Sealed proposals addressed to Cory Crebbin, Public Works Director, City of Medford, Oregon, endorsed "Misc. Storm Drain Repair Project 2015", will be received at the office of the Public Works Director, 200 S. Ivy Street, Medford, OR 97501, until 2:00 p.m. local time on Thursday, April 23, 2015, and thereafter will be opened publicly and read aloud.

This project is located in ten (10) locations listed below, within the City of Medford and Jackson County, Oregon.

Location #	Street	Location	Type of work
1	E 10th St	Front St	Install two New Concrete Curb Inlets Remove and Replace 12" Pipe
2	N Central Ave	370' North of Edwards St	Remove 24" Pipe & Replace 24" Pipe
3	Cottage St	At E Main St	Install new inlet on existing 12" Pipe
4	Garfield St	Myers Ln	Remove 12" Pipe & Replace 12" Pipe
5	Garfield St	300' West of S Pacific Hwy	Remove 12" Pipe & Replace 12" Pipe
6	E Jackson St	Crater Lake Ave	Install two New Concrete Curb Inlets Remove and Replace 12" Pipe
7	S Oakdale Ave	Dakota Ave	Install two New Concrete Curb Inlets Remove 8" Pipe and Replace with 12" Pipe
8	S Riverside Ave	Between Boyd St & Barnett Rd	Install New Concrete Curb Inlet Remove 8" Pipe and Replace with 12" Pipe
9	N Ross Ln	Maple Park Dr.	Spot Repair 12" N-12 Pipe
10	Stewart Ave	Cherry St	Two Spot Repairs 18" N-12 Pipe

This project includes all labor, equipment, and materials necessary to construct the following:

The work to be done under this Contract consists of removal of asphalt, excavate to locate existing storm drain pipe, install new Concrete Inlets, repair broken storm drain pipes, and replace the asphalt, sidewalks, and curb and gutter on the street sections listed above in the City of Medford, Oregon. Provide all traffic control plans and implementation of those plans throughout the duration of the Contract when vehicle or pedestrian traffic is impeded (including flaggers if deemed necessary by the City's representative). The City's field representative just prior to construction shall determine the exact requirements of each location.

Included in the work are all mobilization, and traffic control, (including flaggers if deemed necessary by the City's representative). Also included is all preparatory work, sweeping to restore all streets and gutter-lines to pre-work conditions; and remedial cleanup of all construction areas to pre-work conditions.

Start Date: Execution of Contract. Completion date: June 25, 2015. Estimated cost Range: \$130,000-\$150,000. Class of Work: Earthwork and Drainage.

The proposal may be obtained Monday, April 13, 2015, at the City of Medford Engineering Office, 200 S. Ivy Street, Medford, OR 97501.

They may also be examined at the following locations:

McGraw Hill Construction Dodge	3461 NW Yeon Avenue	Portland, OR
Central Oregon Builders Exchange	1902 NE 4 th Street	Bend, OR
Eugene Builders Exchange	2460 W. 11 th	Eugene, OR
Medford Builders Exchange	701 E. Jackson Street	Medford, OR
Daily Journal of Commerce	Electronic only	
Oregon Contractor Plan Center	5468 SE International Way	Milwaukie, OR
Klamath Builders Exchange	724 Main, Ste 204	Klamath Falls, OR

Bids must be accompanied by a certified check equivalent to 10% of the proposal payable to the City of Medford, to guarantee that if a proposal is accepted, a contract will be entered into and its performance secured. A Bid Bond to like effect and amount with a corporate surety will be acceptable for this project. Bids must be in writing and signed by or on behalf of the bidders.

All Bidders shall be prequalified with the City of Medford, as provided by law under Oregon Revised Statutes, at least 5 days prior to opening of bids.

All of the provisions of Section 279C.800 through 279C.870 ORS, as amended by Senate Bill 477, relating to wage rates to be paid on all contracts for Public Works in this state must be complied with and the statement attesting to the contractor's willingness to do so must be signed and submitted with the bid.

All bidders must state at the appropriate place in the bid documents, whether or not the bidder is a resident as defined in ORS 279A.120. A percentage increase, as determined by the Department of General Services, will be added to nonresident's bids for the purpose of determining the lowest qualified bidder.

The City of Medford programs, services and activities are open to all persons without regard to race, sex, age, handicap, religion, ethnic background or national origin. For further information about this equal opportunity policy, contact the Personnel Office in the City of Medford, 774-2010. For questions regarding this proposal, contact the Medford Operations Division, 774-2617.

The City of Medford may reject any bid not in compliance with all prescribed public bidding procedures and requirements, and may reject for good cause any or all bids upon a finding of the agency that it is in the public interest to do so.

Neither the contractor nor his subcontractors will need an asbestos abatement license to perform the work set forth under this notice.


CITY OF MEDFORD, OREGON

Brice Perkins, PE
Public Works Operations Manager



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 40.4

www.cityofmedford.org

DEPARTMENT: Parks and Recreation
STAFF PHONE: 541-774-2401
STAFF CONTACT: Brian Sjothun, Director

AGENDA SECTION: Consent Calendar
MEETING DATE: May 7, 2015

COUNCIL BILL 2015-40

An ordinance authorizing execution of a one-year Partnership Agreement with West Side Beautification to manage the Union Park Community Garden.

ISSUE STATEMENT & SUMMARY:

The Parks and Recreation Department is requesting approval of a one year Partnership Agreement with West Side Beautification to manage the Union Park Community Garden.

BACKGROUND:

A. Council Action History

On December 5, 2013, Council Bill 2013-177 was approved. This resolution awarded a construction contract to upgrade Union Park. As part of this upgrade, a community garden was constructed and completed in July 2014.

B. Analysis

The West Side Beautification is a non-profit group that organizes neighborhood cleanup projects throughout West Medford. Utilizing West Medford community volunteers and donations, this group's goal is to beautify unsightly public areas throughout West Medford.

This agreement would establish West Side Beautification as the governing body for the Union Park Community Garden. As the governing body, West Side Beautification would be responsible for developing, administering, and coordinating garden operations at Union Park for the duration of one year.

Responsibilities set forth in the agreement:

- Develop and recommend by-laws
- Maintenance, including collection and removal of litter and debris
- Accept applications and waivers
- Coordinate events with gardeners on site, as well as monthly meetings
- Allot garden space/plots in accordance with Community Garden Management Plan
- Manage fees and reinvest in garden practices
- Establish a Board of Gardeners to authorize garden expenditures

The Goal of the Union Park Community Garden was to bring together the immediate surrounding neighborhood to garden and stewardship of the park. West Side Beautification shares this mission, has a community of 700 passionate followers, and is suited to take on the responsibilities associated with this agreement.

On June 17, 2014, The Medford Parks and Recreation Commission reviewed the community garden management structure and recommended adopting an Independent Plot Allotment management structure coordinated by a governing body. This agreement accomplishes this recommendation from the Commission.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 40.4

www.cityofmedford.org

C. Financial and/or Resource Considerations

There are no costs to the City as the contractor is responsible for all costs and fees.

D. Timing Issues

West Side Beautification is prepared to promptly facilitate management of the community garden as there is an immediate interest from the surrounding community to purchase garden plots and begin gardening.

STRATEGIC PLAN:

Theme: Quality Public Services.

Goal 8: Provide recreational activities and opportunities to improve the lives of Medford residents.

COUNCIL OPTIONS:

1. Approve the ordinance.
2. Deny the ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval of the ordinance.

SUGGESTED MOTION:

I move to approve a partnership agreement between the City of Medford and West Side Beautification to manage the Union Park Community Garden.

EXHIBITS:

West Side Beautification Partnership Agreement is on file with the City Recorder.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 40.5

www.cityofmedford.org

DEPARTMENT: Parks and Recreation
STAFF PHONE: 541 774-2401
STAFF CONTACT: Pete Young, Park Planner

AGENDA SECTION: Consent Calendar
MEETING DATE: May 7, 2015

COUNCIL BILL 2015-41

A ordinance dedicating a perpetual 20-foot wide storm drain easement to the City of Medford which runs east/west through Hawthorne Park from the intersection of Hawthorne Street and Sherman Street west to Bear Creek for the Hawthorne Park Renovation Project.

ISSUE STATEMENT & SUMMARY:

This ordinance is to consider a request to dedicate a twenty foot wide Storm Drain Easement, as required for the Hawthorne Park Renovation Project, to the City of Medford. The easement runs east/west through Hawthorne Park from the intersection of Hawthorne Street and Sherman Street west to Bear Creek.

BACKGROUND:

A. Council Action History
None

B. Analysis

The storm drain was installed at an earlier date without an easement granted by the Parks and Recreation Department. The Public Works Department is requiring the easement as a part of the plan review and requirements for the construction of a parking lot and street improvements of the Hawthorne Park Renovation project.

This perpetual easement is for the purpose of maintaining the storm water drainage system.

C. Financial and/or Resource Considerations

There would be no cash consideration provided to the City of Medford.

D. Timing Issues

The easement is required prior to the issuance of a certificate of completion for the Hawthorne Street parking lot under construction as a part of the Hawthorne Park Renovation Project.

STRATEGIC PLAN:

Theme: Quality Public Services

Goal 8: Provide recreational activities and opportunities to improve the lives of Medford residents.

Objective 8.1: Ensure that long-term plans are adopted that identify where land is needed for parks and pedestrian/bicycle trail systems throughout the City.

Action 8.1c: Locate parks and facilities in underserved areas.

COUNCIL OPTIONS:

Approve the ordinance.

Deny approval of the ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval of this storm water easement.



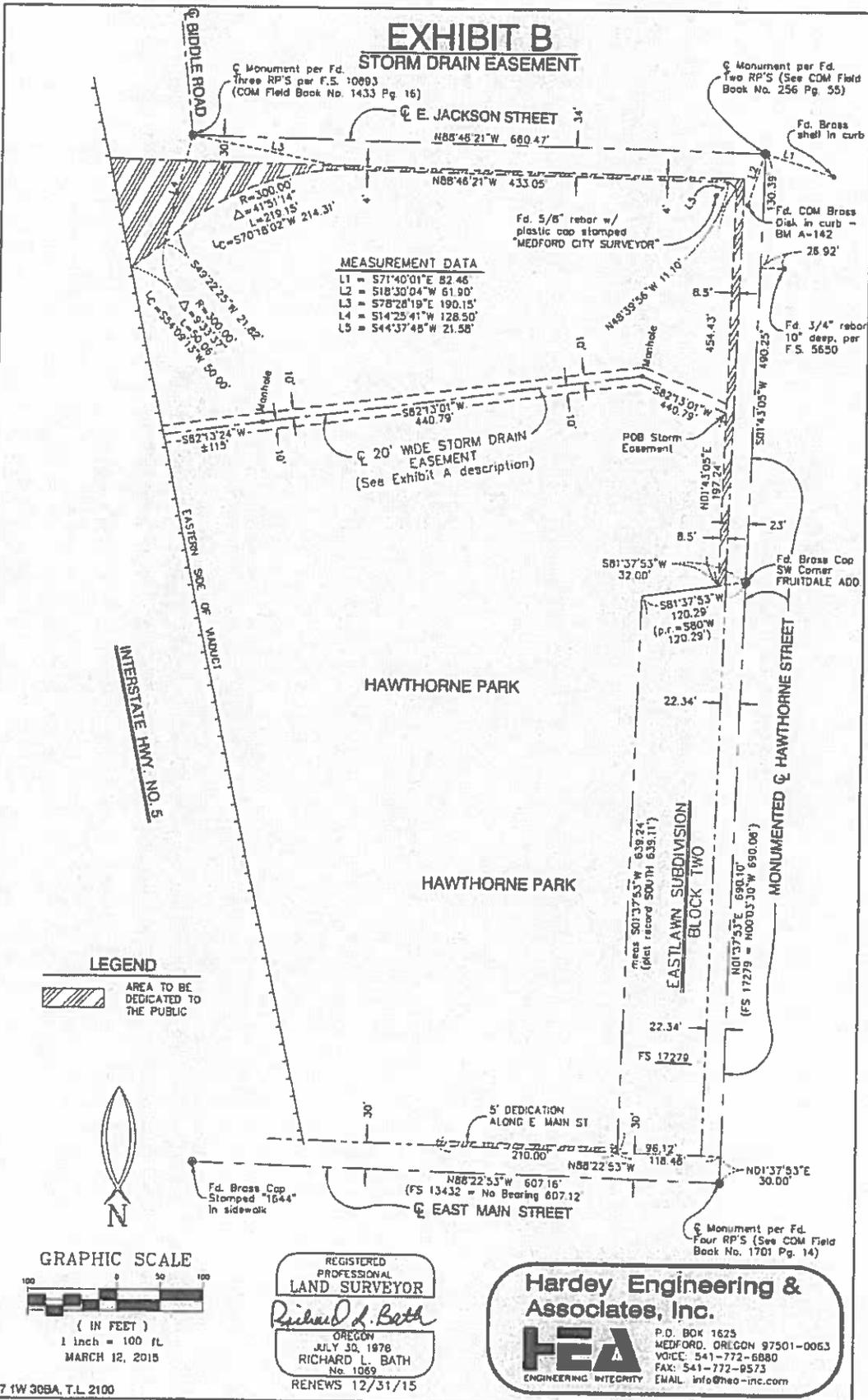
SUGGESTED MOTION:

I move to adopt the ordinance authorizing the acceptance of a perpetual easement over the existing storm water pipe within Hawthorne Park

EXHIBITS:

Map showing 20' wide storm drain easement.

EXHIBIT B STORM DRAIN EASEMENT





CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 40.6

www.cityofmedford.org

DEPARTMENT: Parks and Recreation
STAFF PHONE: 541 774-2401
STAFF CONTACT: Pete Young, Parks Planner

AGENDA SECTION: Consent Calendar
MEETING DATE: May 7, 2015

COUNCIL BILL 2015-42

An ordinance dedicating to the City of Medford for public right-of-way a portion of Hawthorne Park land along Hawthorne Street, East Jackson Street, and East Main Street.

ISSUE STATEMENT & SUMMARY:

This item is for the consideration of a request to dedicate to the City of Medford a street right-of-way along the northerly, southerly and easterly boundaries of Hawthorne Park.

BACKGROUND:

A portion of Hawthorne Park land is being dedicated for street right-of-way along Hawthorne Street, East Jackson Street, and East Main Street. This dedication was required as a part of the Conditional Use Permit for the Hawthorne Park Renovation project.

A. Council Action History
None

B. Analysis
This right-of-way is required in order to bring the adjacent streets into conformity with public right-of-way widths and configuration standards. This requirement was part of the approved Conditional Use Permit for the improvements that are part of renovation project.

C. Financial and/or Resource Considerations
There would be no cash consideration provided to the City of Medford.

D. Timing Issues
The dedication is required prior to the issuance of a certificate of completion for the Hawthorne Street parking lot, currently under construction, as a part of the Hawthorne Park Renovation Project. Completion is anticipated mid-summer of 2015.

STRATEGIC PLAN:

Theme: Quality Public Services

Goal 8: Provide recreational activities and opportunities to improve the lives of Medford residents.

Objective 8.1: Ensure that long-term plans are adopted that identify where land is needed for parks and pedestrian/bicycle trail systems throughout the City.

Action 8.1c: Locate parks and facilities in underserved areas.

COUNCIL OPTIONS:

Approve the ordinance.

Deny approval of the ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval of this ordinance.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY
www.cityofmedford.org

Item No: 40.6

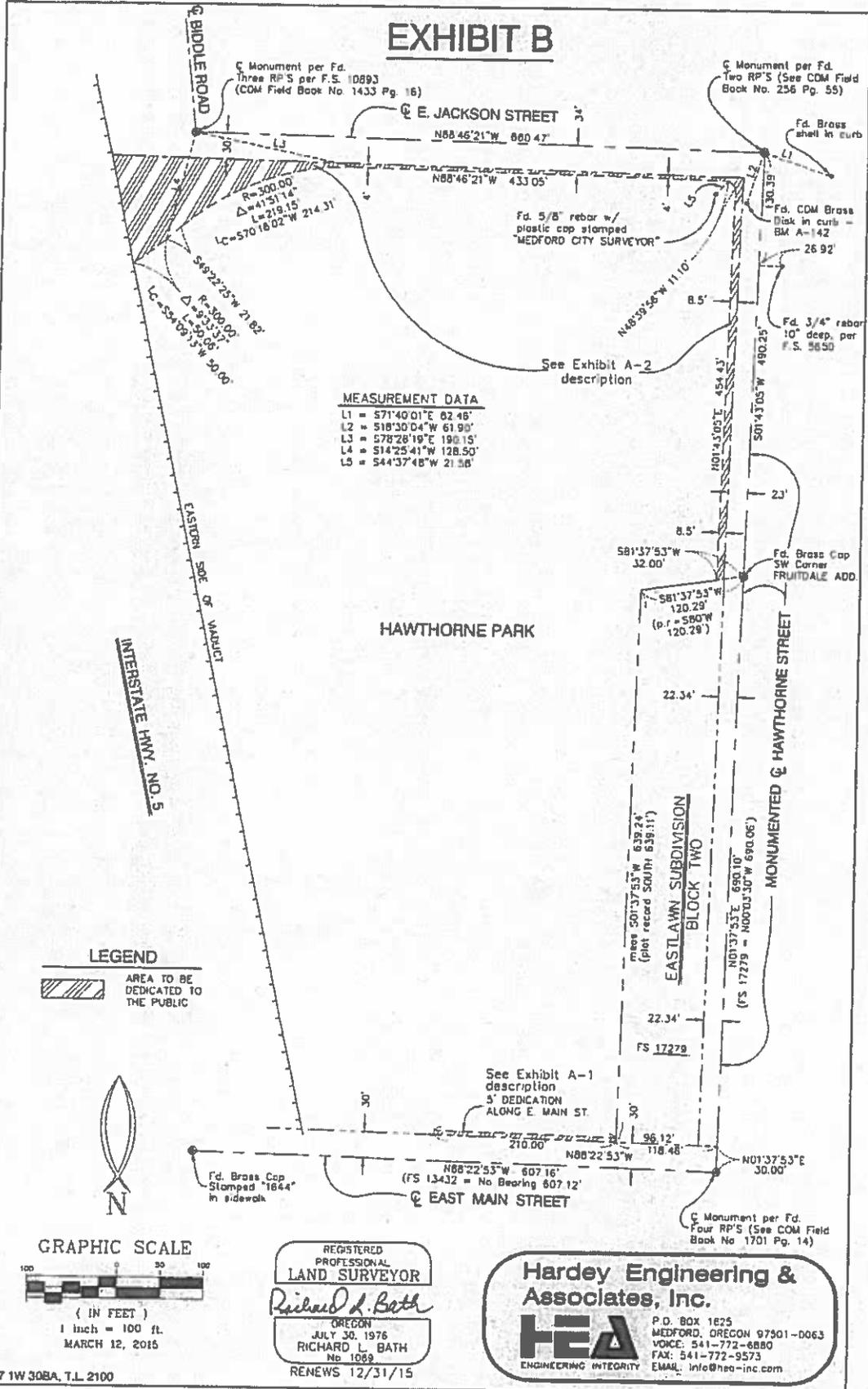
SUGGESTED MOTION:

Move to adopt the ordinance which dedicates portions of Hawthorne Park for Hawthorne Street, East Main Street and East Jackson Street rights-of-way.

EXHIBITS:

Map showing property dedication.

EXHIBIT B





CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 60.1

www.cityofmedford.org

DEPARTMENT: Public Works
PHONE: (541) 774-2100
STAFF CONTACT: Cory Crebbin, Director

AGENDA SECTION: Ordinances & Resolutions
MEETING DATE: May 7, 2015

COUNCIL BILL 2015-43

An ordinance authorizing execution of Intergovernmental Agreement No. 30389 with the Oregon Department of Transportation to defer construction of a new turnaround at the west end of Commerce Drive.

ISSUE STATEMENT & SUMMARY:

An ordinance authorizing Intergovernmental Agreement (IGA) No. 30389 between the City of Medford and the Oregon Department of Transportation (ODOT) to defer the construction of the Commerce Drive turnaround for the State's OR62: Corridor Solutions Unit 2 project until necessary right-of-way can be acquired or until development of the vacant parcels adjacent to Commerce Drive requires the turnaround.

BACKGROUND:

The OR 62 Bypass project was modified to relocate the overpass from Commerce Drive to Coker Butte Road. Due to this change, the west end of Commerce Drive is impacted. Currently there is an existing temporary turnaround at the west end of Commerce Drive. A new turnaround will need to be constructed just east of the existing turnaround in order to provide right-of-way for the OR 62 Bypass project.

Currently ODOT does not have right-of-way to construct a new turnaround on Commerce Drive and cannot acquire right-of-way before the construction of the bypass. This IGA will obligate ODOT to construct a new turnaround when right-of-way can be acquired or when there is an immediate need for a turnaround.

A. Council Action History
None.

B. Analysis
Approval of this ordinance will defer the construction of a turnaround on Commerce Drive until a later date. ODOT will remain responsible for constructing the turnaround on Commerce Drive.

C. Financial and/or Resource Considerations
None.

D. Timing Issues
The OR 62 Bypass project schedule may be impacted if IGA No. 30389 is not approved.

STRATEGIC PLAN:

Theme: Quality Public Services

Goal 9: Provide a safe, multi-modal, efficient and well planned transportation system.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY
www.cityofmedford.org

Item No: 60.1

COUNCIL OPTIONS:

1. Approve the ordinance.
2. Modify the ordinance.
3. Deny the ordinance.

STAFF RECOMMENDATIONS:

Approve an ordinance authorizing IGA No. 30389 between the City of Medford and ODOT to defer the construction of the turnaround on Commerce Drive.

SUGGESTED MOTION:

I move to approve an ordinance authorizing IGA No. 30389 between the City of Medford and ODOT to defer the construction of the turnaround on Commerce Drive.

EXHIBITS:

IGA No. 30389 is available in the Recorder's office for review.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 60.2

www.cityofmedford.org

DEPARTMENT: Parks and Recreation
STAFF CONTACT: Brian Sjothun
STAFF PHONE: 541-774-2400

AGENDA SECTION: Ordinances & Resolutions
MEETING DATE: May 7, 2015

COUNCIL BILL 2015-44

An ordinance authorizing execution of Amendment No. 3 to the design-build contract awarded to Vitus Construction, Inc. for the Hawthorne Park Renovation Project.

ISSUE STATEMENT & SUMMARY:

The Parks and Recreation Department is requesting the approval of an amendment to the design-build contract to the Hawthorne Park Renovation project previously awarded to Vitus Construction, Inc. This amendment will allow for an increase of \$194,000 to the not-to-exceed (NTE) price of \$1,650,000 from funds provided through a previous Council action. In addition, the amendment will add the \$150,000 contingency funds allocated for Owner provided expenses for an updated NTE price of \$1,994,000.

BACKGROUND:

A. Council Action History

On February 19, 2015, Council Bill 2015-15 was approved. This resolution adopted the tenth Supplemental Budget for the 2013-15 biennium and provided \$194,000 to the Hawthorne Park Rehabilitation Project from funds transferred to the City by the Medford Urban Renewal Agency.

On June 19, 2014, Resolution 2014-007 was approved by the Medford Urban Renewal Agency Board. This resolution authorized exemption from competitive bidding and awarded a design-build contract to Vitus Construction, Inc., authorizing pre-construction services in an amount not to exceed \$91,985; authorizing construction in an amount not to exceed \$1,650,000 to complete elements contained in the updated Hawthorne Park Master Plan.

B. Analysis

The contract amendment is necessary in order to clarify a number of items contained within the original design-build agreement. These items include:

- Recognition of \$194,000 in additional funds as provided through previous Council actions.
- Details on items that the contractor is to provide as part of the Guaranteed Maximum Price (GMP).
- Owner's Contingency Fund. These are funds for project elements that are to be paid for by the Owner and are not subject to builder's fee, bonds or insurance. This amount is \$150,000 and is to be added to the not-to-exceed contract amount.
- Increase of the Not-to-Exceed contract amount to \$1,994,000.
- Method for calculating the GMP.

Previous amendments to the agreement were for the following items:

- Early Work Amendment #1 – For the construction of the Dog Park and improvements surrounding the area.
- Early Work Amendment #2 – For the construction of the parking lot, lighting, paths and court game areas.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 60.2

www.cityofmedford.org

C. Financial and/or Resource Considerations

This action will allow for the \$194,000 provided through a previous Council action to be added to the contract with Vitus Construction, Inc. for the Hawthorne Park Renovation along with the owner contingency of \$150,000. The new not-to-exceed contract amount will be \$1,994,000.

D. Timing Issues

Approval of this item is critical in being able to order playground equipment and providing for a mid-July completion date for the project.

STRATEGIC PLAN:

Theme: Quality Public Services

Goal 8: Provide recreational activities and opportunities to improve the lives of Medford residents.

Objective 8.1: Ensure that long-term plans are adopted that identify where land is needed for parks and pedestrian/bicycle trail systems throughout the City.

Action 8.1c: Locate parks and facilities in underserved areas.

COUNCIL OPTIONS:

1. Approve the ordinance authorizing the amendment to the Design-Build agreement for the Hawthorne Park Rehabilitation Project.
2. Deny the ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval of the proposed ordinance.

SUGGESTED MOTION:

I move to approve the Amendment #3 to the design-build agreement with Vitus Construction, Inc.

EXHIBITS:

Amendment #3 to the Design-Build Agreement.

**AMENDMENT THREE TO THE DESIGN-BUILD HAWTHORNE PARK RENOVATION CONTRACT
INCREASING CONTRACT "NOT-TO-EXCEED" LIMIT AND
CLARIFYING CONTRACT ELEMENTS INCLUDED IN THE GUARANTEED MAXIMUM PRICE**

The parties agree to modify the Design-Build Hawthorne Park Renovation Contract dated June 19, 2014 as written below. The changes included in this Amendment are to be accomplished in accordance with the terms, stipulations, and conditions of the original contract as though included therein.

Medford Urban Renewal Agency (MURA) additional funds

Council recognized and appropriated to the Parks and Recreation Department a transfer from the MURA of \$194,000 via Resolution 2015-15 stating the funds are for the Hawthorne Park Renovation project (PR0105).

Vitus Construction, Inc. contract Not to Exceed Total

The Design-Build Hawthorne Park Renovation contract with Vitus Construction, Inc. states:

"The cost for the complete project is not to exceed \$1,650,000.00 and shall include, but not be limited to design, permits, equipment, construction, and contingencies. This project will require a Guaranteed Maximum Price (GMP) for Design-Build of the Hawthorne Park Restoration Project."

Owner's Contingency Fund

This Amendment serves to clarify and revise the existing Design-Build contract by distinguishing funds assigned to the Vitus Construction, Inc.'s contract from funds in the Owner's Contingency Fund. Owner's Contingency Funds are for project elements that are to be paid for by the Owner. They are not included in the Contractor's Cost of Work and so are not subject to the Design-builder's fee, bond or insurance. The Owner's Contingency Fund elements include: Consultant fees, Permits and Fees, Materials, Owner Provided Equipment and Payments to Other Entities.

Vitus Construction, Inc. Not-to-Exceed Total

This Amendment Three increases the original Vitus Construction, Inc. Not-to-Exceed (NTE) contract amount of \$1,650,000.00 by adding to it \$194,000.00 from MURA. The new Vitus Construction, Inc. Not-to-Exceed (NTE) contract amount is \$1,844,000.00

The Guaranteed Maximum Price (GMP) Fee shall be calculated as follows:

Pre-construction Costs
+ Design-Builder's Fee (% of Cost of the Work – becomes fixed dollar lump sum)
+ Cost of the Work (Becomes lump sum)
+ Bonds and Insurance (Actual reimbursable costs)
= GMP

NTE Budget Amount

The total Project NTE budget amount will now include the original \$1,650,000.00 from the Vitus contract, plus \$150,000.00 contingency funds allocated for Owner provided expenses, plus the

additional \$194,000.00 from MURA for a total of project NTE of \$1,994,000.00, which is the total of all funds allocated by the City Council for this project.

IN WITNESS WHEREOF, CITY and CONTRACTOR have caused this contract to be executed for and on their behalf by their duly authorized officer(s) on the day and year first above written.

ATTEST: _____
City Recorder

CITY OF MEDFORD, OREGON

By _____

Title _____

Signed by the Contractor

in my presence as:

WITNESS:

Jill [Signature]

Vito's Construction Inc
CONTRACTOR

By C. E. [Signature]

Title President



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 60.3

www.cityofmedford.org

DEPARTMENT: Planning Department

AGENDA SECTION: Ordinances & Resolutions

PHONE: 541-774-2380

MEETING DATE: May 7, 2015

STAFF CONTACT: James E. Huber, AICP, Department Director

COUNCIL BILL 2015-45

An ordinance authorizing execution of a second Amended Disposition and Development Agreement between the City of Medford, Northgate Centre LLC, Alba Village LLC, and Regency Centers Corporation.

ISSUE STATEMENT & SUMMARY:

An ordinance in support of a Second Amendment to the Disposition and Development Agreement between the City of Medford, Northgate LLC and Alba Village LLC, involving property located on the north and south sides of Highway 238 and generally bounded by N. Pacific Highway (Hwy 99), W. McAndrews Road and the Central Oregon & Pacific Railroad.

BACKGROUND:

A. Council Action History

The original Comprehensive Plan Amendment amending the General Land Use Plan (GLUP) Map included conditions of approval containing development restrictions and a Conceptual Plan. The GLUP Map decision was revised to remove a significant amount of the proposed development layout. The Council actions related to this project are as follows:

Date	Description	Ordinance/ Resolution
December 21, 2006	GLUP Map Amendment	O-2006-264
November 6, 2008	DDA Approval	O-2008-225
July 7, 2011	Revise GLUP Map Conditions	O-2011-122
August 18, 2011	Approve Amended DDA	O-2011-163

B. Analysis

In 2006, the City Council approved the GLUP Map amendment and placed conditions of approval on the Northgate project. The decision included a Conceptual Plan for Alba Village, the 84 acre component generally located in the southerly quadrant of the project area bounded by Highway 238, N. Central Avenue, Court Street and W. McAndrews Road. The decision also contains specific design requirements and procedures that allow land use decisions to be made at the lowest level possible. These items are housed in the DDA approved in 2008 and revised in 2011.

In 2011, the City Council amended the GLUP Map conditions and significantly revised the Conceptual Plan by removing the design component but retaining language governing the "approximate location and number" of driveways associated with the Alba Village.

The DDA requires that a Master Plan be approved for each component: *The Master Plan is intended to establish the design of each component of the Project, including general building layout, architectural theme, landscape design and approximate location of pedestrian walkways.* (Ord. 2011-163, Section 4.1) The section continues: *The parties agree that the Conceptual Plan approved by the City Council does not control the design or layout of the Project, and is simply intended to show the overall location of the Project, its uses and vehicular access points. A Master Plan request will be processed via Site Plan and Architectural Review (SPAC) pursuant to Class "C" procedures of the Medford Land Development Code.* (emphasis added)



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 60.3

www.cityofmedford.org

Staff has been working with the representatives of Alba Village LLC, the owner of the vacant land within Alba Village on a proposal to relocate the driveways on both N. Central Avenue and W. McAndrews Road. (A traffic analysis related to the request has been prepared by the applicant and reviewed by staff.) As written, the DDA requires the City Council to approve the change.

Staff proposes a second amendment to the DDA to allow SPAC to make that decision rather than the City Council. Any change to the access points approved via the GLUP Map amendment and administered via the DDA would still be a land use decision made via the public hearing process. The proposed change does not affect the GLUP Map amendment; it simply allows the decision be made by SPAC rather than the City Council.

The proposed changes to the Amended DDA dated August 18, 2011 are as follows:

Recital C: Correct the date to November 6, 2008 and add Ordinance 2008-225.

Recital H: Correct the third line to read, "...the approximate location and number...", which is the language from the GLUP Map amendment.

Section 4.1, Master Plan Approval (Stage One): "...The parties agree that the Conceptual Plan approved by the City Council does not control the design or layout of the Project, and is simply intended to show the overall location of the Project, ~~its uses and vehicular access points~~. A Master Plan request will be processed via Site Plan and Architectural Review..."

C. Financial and/or Resource Considerations

None identified.

D. Timing Issues

None identified.

STRATEGIC PLAN:

Theme: Quality Public Services

Goal 11: Provide efficient and state-of-the-art development application review.

Objective: 11.1: Reduce development application cycle time.

Action 11.1a: Develop a faster process for specific commercial redevelopment project types.

COUNCIL OPTIONS:

1. Approve the ordinance.
2. Modify the ordinance.
3. Deny the ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval of the ordinance as proposed.

SUGGESTED MOTION:

I move to approve the ordinance for a second amend the Amended Disposition and Development Agreement for development of Northgate Centre dated August 18, 2011.

EXHIBITS:

Vicinity Map



Vicinity Map

Application Name:

Northgate

Proposal:

Amend Conditions

of Approval for

CP-06-065/ZC-06-066

File Nos.:

CP-11-041/ZC-11-042

Applicant:

Regency Centers Corp.

Map/Taxlots:

372W24AB TL 1400

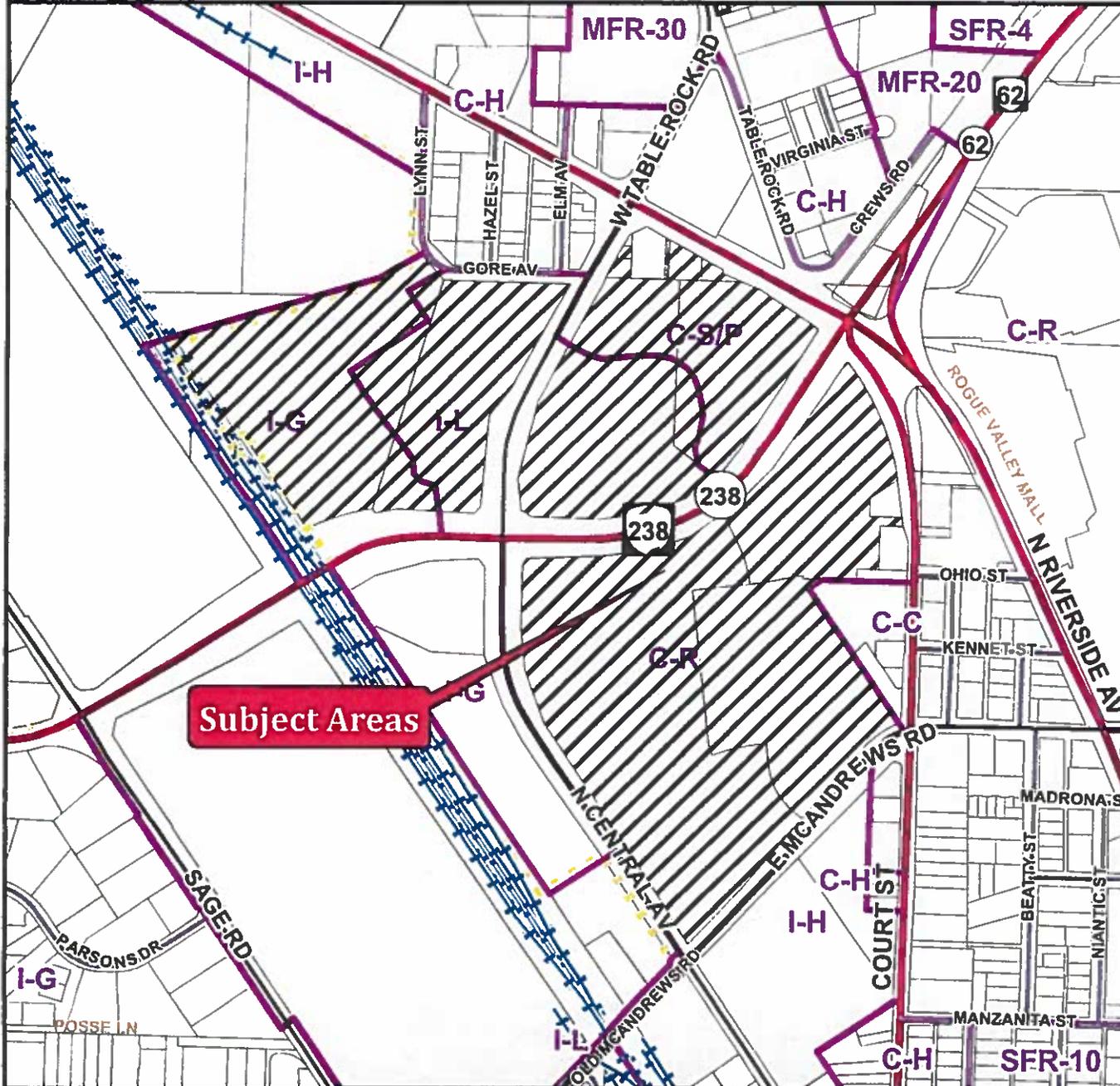
372W24 TL's 101, 400,

500, 600, 700, 800

372W13DC TL's 3301,4300

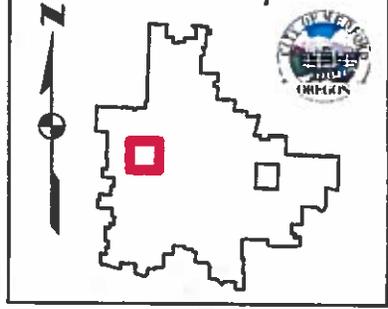
4400, 4500, 5500, 5600, 5700

-  Medford Zoning
-  Subject Area
-  UGB
-  Tax Lots



Subject Areas

Area of Map



4/4/2011



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 65.1

www.cityofmedford.org

DEPARTMENT: Parks and Recreation

AGENDA SECTION: Public Hearings

PHONE: 541.774.2408

MEETING DATE: May 7, 2015

STAFF CONTACT: Angela Durant, Grants Administrator

COUNCIL BILL 2015-46

A resolution adopting the City's 2015-2019 Consolidated Plan for Housing and Community Development as required by the U.S. Department of Housing and Urban Development.

ISSUE STATEMENT & SUMMARY:

A Resolution approving the City of Medford 2015-2019 Consolidated Plan for Housing and Community Development for use in the administration of the City's Community Development Block Grant (CDBG) funds.

BACKGROUND:

The City of Medford is an entitlement community receiving an annual allocation of CDBG funds from the U. S. Department of Housing and Urban Development (HUD). This hearing is a HUD requirement to solicit citizen input regarding the City's 2015-2019 Consolidated Plan for Housing and Community Development.

The Consolidated Plan is a comprehensive planning document identifying the City's overall housing and community development needs for assisting low/moderate-income persons and outlining a five-year strategy to address those needs. The development of the Consolidated Plan involves the completion of a public input campaign, needs assessment and market analysis to develop the goals, objectives and strategies that will provide a framework for annual decisions regarding the use of CDBG funds provided by HUD. The Housing and Community Development Commission assists in development of the Consolidated Plan by seeking public input, reviewing the draft document and providing Council with a final recommendation for approval.

A. Council History

A study session was held on January 22, 2015 to inform Council of the Consolidated Plan process and to present the data being used in development of the City of Medford 2015-2019 Consolidated Plan.

B. Analysis

This public hearing is a HUD requirement to solicit citizen input regarding the City's 2015-2019 Consolidated Plan for Housing and Community Development. The Housing and Community Development Commission assists with obtaining public input, reviewing the draft Consolidated Plan and providing Council with a final recommendation for approval.

This document, in its entirety, is available in the Parks and Recreation Office and on the City's website. As required by HUD, a 30-day public comment period, which ends on May 7, 2015 was held to solicit public input. Any public comments received during the public comment period and at this hearing will be included with the document submitted to HUD.

C. Financial and/or Resource Considerations

The Consolidated Plan has no immediate financial impact; however it does guide how the City may spend its Community Development Block Grant Entitlement over the next five year period.



D. Timing Issues

The City Council must approve the 2015-2019 Consolidated Plan prior to submission to HUD for final approval. The HUD submission deadline is May 15, 2015.

STRATEGIC PLAN:

Theme: Healthy Economy

Goal 6: Maintain and enhance community livability.

Objective 6.2: Ensure that the City's codes enable developers, for-profit and non-profit housing providers to meet the housing needs of the residents of Medford.

Action Item 6.2c: Support the affordability and sustainability of safe and sanitary housing for residents.

Objective 6.5: Support and encourage community driven efforts to establish identity and sense of place.

Action Item 6.5b: Continue to encourage neighborhood revitalization efforts.

Objective 6.7: Improve the ability of residents to become self-sustaining.

Action Item 6.7a: Support public service agencies to provide safety net services to residents.

Objective 6.8: Work with community and regional partners and stakeholders to gain understanding regarding homeless issues in the community and potential opportunities to address the issues.

Action Item 6.8 a: Provide City participation on the Jackson County Homeless Task Force.

COUNCIL OPTIONS:

1. Approve the resolution.
2. Modify and approve the resolution.
3. Deny the resolution.

STAFF RECOMMENDATIONS:

Staff recommends approval of the resolution to adopt the 2015-2019 Consolidated Plan.

SUGGESTED MOTION:

I move to approve the resolution to adopt the 2015-2019 Consolidated Plan.

EXHIBITS:

Summary of proposed Consolidated Plan goals, strategies and objectives

Power Point Presentation

The Draft 2015-2019 Consolidated Plan is on file at the Santo Community Center.

CITY OF MEDFORD
Community Development Block Grant Program
2015-2019 Consolidated Plan for Housing & Community Development
Summary of Proposed Consolidated Plan Goals, Objectives and Strategies

Goal 1	Improve the Condition and Availability of Affordable Housing over a Five-Year Period
Goal Objectives & Strategies	<p><u>Objective 1.1:</u> Improve and maintain living conditions, safety and long-term affordability of rental and/or homeowner housing occupied by low/moderate-income households.</p> <p>Strategy 1.1.1: Provide no interest loans to low/moderate-income homeowners for the correction of recognized hazards to health and safety such as leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other necessary eligible repairs.</p> <p>Strategy 1.1.2: Support programs that provide low/moderate-income homeowners and/or renters with minor and emergency repairs, and rehabilitation and weatherization assistance.</p> <p><u>Objective 1.2:</u> Create more opportunities for low/moderate-income residents to secure affordable and livable rental and/or homeowner housing.</p> <p>Strategy 1.2.1: Provide financial assistance to help potential low/moderate-income homeowners with down payment and closing costs.</p> <p>Strategy 1.2.2: Support programs that provide financial assistance to low/moderate-income residents with rental deposits, rent and utility payments and foreclosure prevention services.</p> <p>Strategy 1.2.3: Support the creation of higher density, mixed-income and mixed-use housing in the redevelopment of the downtown area.</p> <p>Strategy 1.2.4: Provide financial assistance to acquire land and/or improve infrastructure in support of new affordable housing.</p> <p>Strategy 1.2.5: Support housing programs that help homeless persons transition from homelessness to permanent housing.</p> <p>Strategy 1.2.6: Reduce barriers to affordable housing by developing a plan to address the Regulatory Barriers Report for</p>

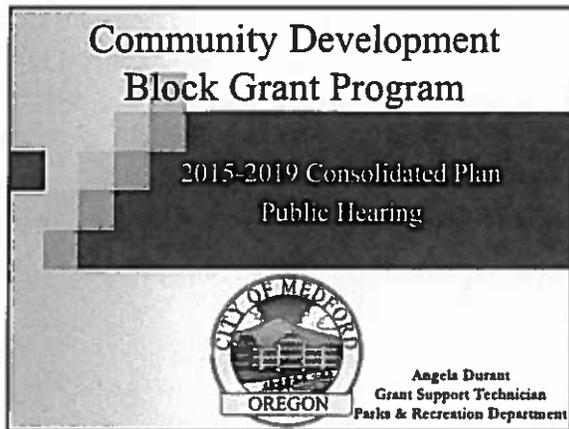
	Medford, which will include plans to reduce these barriers.
Goal 2	Improve the Ability of Low/Moderate-Income and Special Needs Populations to Become Self-Sustaining
Goal Objectives & Strategies	<p>Objective 2.1: Improve the opportunities of low/moderate-income residents and special needs populations to become self-sustaining through the availability and accessibility of essential support services offered directly through public service agencies.</p> <p>Strategy 2.1.1: Support public services agencies that assist low/moderate-income and special needs populations with safety net services to overcome barriers including mental illness, substance abuse, domestic violence, child abuse, physical and mental disabilities and homelessness.</p> <p>Strategy 2.1.2: Support programs that provide fair housing services and education to low/moderate-income and special needs populations.</p> <p>Strategy 2.1.3: Support programs that assist low/moderate-income residents to become self-sustaining through job skills training and workforce readiness programs, transportation services and the availability and affordability of day care and after school care.</p> <p>Strategy 2.1.4: Support programs that provide loans and technical assistance to small businesses, and promote development of mechanisms that will encourage micro-enterprise such as the creation of small business incubators.</p> <p>Strategy 2.1.5: Support programs that provide basic health care services to people in need.</p> <p>Strategy 2.1.6: Support programs that encourage volunteerism and advocacy programs for special needs populations such as seniors, disabled and youth.</p>
Goal 3	Improve Living Conditions in by Addressing Community Development Projects that Improve Public Infrastructure, Public Facilities and Neighborhood Revitalization Over a Five Year Period
Goal Objectives & Strategies	<p>Objective 3.1: Improve community infrastructure and facilities, reduce blighting influences, and preserve and build community through neighborhood revitalization in low/moderate-income neighborhoods.</p> <p>Strategy 3.1.1: Provide assistance to repair and improve public infrastructure including street improvements, sidewalks,</p>

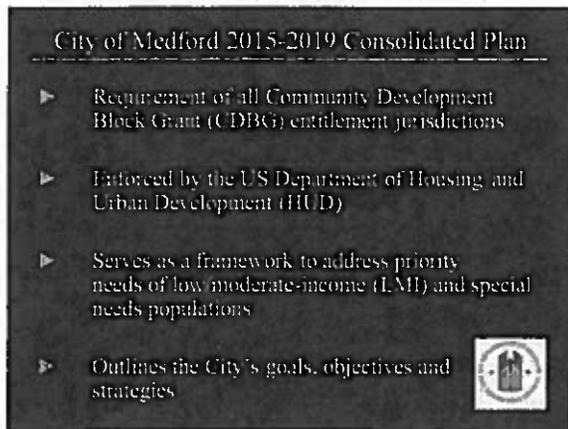
water and sewer improvements, curbs, gutters, lighting and street trees in low/moderate-income neighborhoods.

Strategy 3.1.2: Provide assistance to develop neighborhood facilities such as youth centers, senior centers, parks and recreation facilities, open space and community centers.

Strategy 3.1.3: Support the removal of dilapidated structures and other blighting influences in low/moderate-income areas and on a spot blight basis.

Strategy 3.1.4: Actively enforce City codes to improve the habitability and safety of housing and eliminate blighting influences in neighborhoods.







Phase 1. Determine Needs

- ▶ The City contracted with J-Quad Planning Group
- ▶ Public forums - May 2014
- ▶ Supplemental interviews and on-line citizen surveys
- ▶ Housing and Community Development Commission (HCDC) solicited public input
- ▶ Needs assessment and market analysis were completed
- ▶ Staff involvement with the Homeless Task Force & Highly Affordable Housing Alternatives Committee

Phase 2. Set Priorities

- ▶ Thirty-one priority needs have been identified
- ▶ Presentation to Council and the Housing & Community Development Commission on January 22, 2015

Phase 3. Determine Resources

1. Estimated five-year funding = \$3.5 million

2. Funds leveraged by outside service agencies

Phase 4. Set Goals


↔

↔

Goal 1: Improve the Condition and Availability of Affordable Housing over a Five-Year Period

Goal 2: Improve the Ability of LMI and Special Needs Populations to Become Self-Sustaining

Goal 3: Improve Living Conditions in by Addressing Community Development Projects that Improve Public Infrastructure, Public Facilities, and Neighborhood Revitalization Over a Five-Year Period

Phase 4. Set Goals

Goal 1: Improve the Condition and Availability of Affordable Housing over a Five-Year Period

Objective 1: Improve and maintain living conditions, safety and long-term affordability of rental and/or homeowner housing occupied by LMI households.

Strategies:

1. Homeowner repair assistance
2. Rehabilitation & weatherization assistance

Phase 4. Set Goals

Goal 1: Improve the Condition and Availability of Affordable Housing over a Five-Year Period

Objective 2: Create more opportunities for LMI residents to secure affordable and livable rental and/or homeowner housing

Strategies:

1. Down payment and closing cost assistance
2. Rent & utility assistance
3. Foreclosure prevention services
4. Higher density housing development projects
5. Land acquisition for affordable housing projects
6. Homeless transition services and assistance
7. Reduce barriers to affordable housing

Phase 4. Set Goals

Goal 2: Improve the Ability of LMI and Special Needs Populations to Become Self-Sustaining

Objective 1: Improve the opportunities of LMI residents and special needs populations to become self-sustaining through the availability and accessibility of essential support services offered directly through public service agencies.

Strategies:

1. Safety net services programs
2. Fair Housing education
3. Stable employment assistance programs
4. Small business development
5. Healthcare services
6. Volunteerism and advocacy programs

Phase 4. Set Goals

Goal 3: Improve Living Conditions in by Addressing Community Development Projects that Improve Public Infrastructure, Public Facilities and Neighborhood Revitalization Over a Five-Year Period

Objective 1: Improve community infrastructure and facilities, reduce blighting influences, and preserve and build community through neighborhood revitalization in LMI neighborhoods.

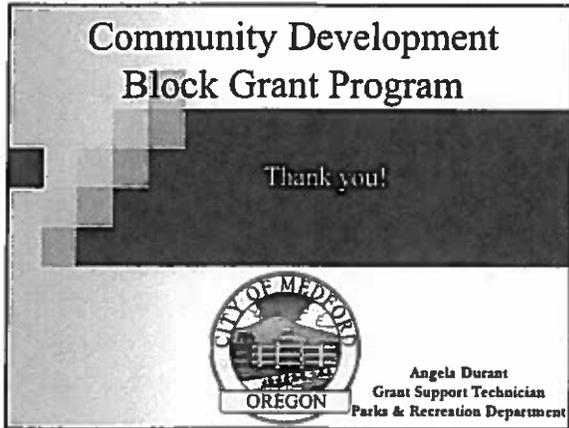
Strategies:

1. Public infrastructure
2. Neighborhood facilities and community centers
3. Demolition Clearance
4. Enforce City codes relating to housing & neighborhood safety and revitalization

City of Medford 2015-2019 Consolidated Plan

Plan Implementation Highlights

- ▶ The Plan was launched for public review and comment on April 8, 2015 - Public comment period ends May 7, 2015
- ▶ Staff received comments from four public service agencies
- ▶ All comments received will be incorporated in the final Plan
- ▶ HCDU approved the Plan on May 6, 2015
- ▶ Request Council to approve a resolution to adopt the Plan
- ▶ Submit final Plan to HUD on May 15, 2015





CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 65.2

www.cityofmedford.org

DEPARTMENT: Parks and Recreation **AGENDA SECTION:** Public Hearings
PHONE: 541.774.2408 **MEETING DATE:** May 7, 2015
STAFF CONTACT: Angela Durant, Grants Administrator

COUNCIL BILL 2015-47

A resolution adopting the Action Plan for use of the City's Community Development Block Grant (CDBG) funds for fiscal year 2015-16.

ISSUE STATEMENT & SUMMARY:

A Resolution approving the City of Medford 2015 Action Plan for use in the administration of the City's Community Development Block Grant (CDBG) funds.

BACKGROUND:

The City of Medford is an entitlement community receiving an annual allocation of CDBG funds from the U. S. Department of Housing and Urban Development (HUD). This hearing is a HUD requirement to solicit citizen input regarding the City's 2015 Action Plan.

Each year an Action Plan is developed, based upon the goals, objectives and strategies documented within the Consolidated Plan. The Action Plan outlines specific programmatic activities and capital improvement projects to be implemented during the next program year that will accomplish the Consolidated Plan's goals, objectives and strategies. The Action Plan may also identify other activities to be conducted by outside agencies throughout the City that will assist in meeting the needs identified in the Consolidated Plan. A competitive application process is held each year by the Housing and Community Development Commission to formulate a recommendation of how these funds should be disbursed. This process includes advertising to nonprofit agencies for public service and capital improvement projects to be funded.

A. Council History

Approval of the 2015-2019 Consolidated Plan is being requested of Council on May 7, 2015, prior to this item. Each year a public hearing is held to obtain Council approval for the Annual Action Plan. The 2015 Action Plan must be approved by Council before being submitted to HUD for final approval. On March 5, 2015, Council approved a motion to direct staff to move forward with the process to include elimination of blight projects and infrastructure improvement to the 2015 Action Plan.

B. Analysis

This public hearing is a HUD requirement to solicit citizen input regarding the City's 2015 Action Plan for use of CDBG funds for the 2015/2016 program year. The Housing and Community Development Commission conducts a competitive application process to formulate a recommendation of how funds should be disbursed each program year. The Housing and Community Development Commission approved the proposed expenditures of CDBG funds outlined in the 2015 Action Plan on March 4, 2015. The funding recommendation was amended on April 15, 2015 and April 28, 2015.

This document, in its entirety, is available in the Parks and Recreation Office and on the City's website. As required by HUD, a 30-day public comment period, which ends on May 7, 2015 was held to solicit public input. Any public comments received during the public comment period and at this hearing will be included with the document submitted to HUD.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 65.2

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C. Financial and/or Resource Considerations

The 2015 Action Plan involves the expenditure of \$625,366 in CDBG funds (pass through funds), an estimated \$80,000 in program income and an estimated \$228,768 in carry forward funds, for a total of \$934,134.

D. Timing Issues

The City Council must approve the 2015 Action Plan prior to submission to HUD for final approval. The HUD submission deadline is May 15, 2015.

STRATEGIC PLAN:

Theme: Healthy Economy

Goal 6: Maintain and enhance community livability.

Objective 6.2: Ensure that the City's codes enable developers, for-profit and non-profit housing providers to meet the housing needs of the residents of Medford.

Action Item 6.2c: Support the affordability and sustainability of safe and sanitary housing for residents.

Objective 6.5: Support and encourage community driven efforts to establish identity and sense of place.

Action Item 6.5b: Continue to encourage neighborhood revitalization efforts.

Objective 6.7: Improve the ability of residents to become self-sustaining.

Action Item 6.7a: Support public service agencies to provide safety net services to residents.

Objective 6.8: Work with community and regional partners and stakeholders to gain understanding regarding homeless issues in the community and potential opportunities to address the issues.

Action Item 6.8 a: Provide City participation on the Jackson County Homeless Task Force.

COUNCIL OPTIONS:

1. Approve the resolution.
2. Modify and approve the resolution.
3. Deny the resolution.

STAFF RECOMMENDATIONS:

Staff recommends approval of the resolution to adopt the 2015 Action Plan.

SUGGESTED MOTION:

I move to approve the resolution to adopt the 2015 Action Plan.

EXHIBITS:

The Housing and Community Development Commission's Funding Recommendation Summary & Narrative

Power Point Presentation

The Draft 2015 Action Plan is on file at the Santo Community Center.

**Housing and Community Development Commission
Community Development Block Grant
Funding Recommendation Summary & Narrative**

A) Program Year: July 1, 2015 to June 30, 2016

This is the first year of the five-year 2015-2019 Consolidated Plan for addressing the needs, goals, and strategies in the plan.

B) Total Funding Available

Funding Categories	Percentage	Total Requested	Total Funded/Available
Administration	20%	\$125,073	\$125,073
Public Services (PS)	15%	\$285,194	\$93,805
Capital Improvement (CIP)	65%	\$406,488	\$406,488
Carry-Forward Funds (CIP)*	N/A	\$204,768	\$204,768
Total	100%	\$1,021,523	\$830,134

*Additional carry-forward CIP funding was available for the 2015/2016 program year from returned funding and unused past years' administration and capital improvement projects.

CIP: Provide funding for eligible CIP including housing rehabilitation, public infrastructure and facilities improvements, land acquisition and demolition.

PS: Provide funds for the daily operations of eligible public services.

With each CDBG program year, there are a number of worth-while programs applying for limited funds. As the years go by, decisions become more challenging.

C) Applicant Evaluation Methodology

Scoring criteria include, but is not limited to:

1. Program Need (max 35 points)
Does this program truly address an unmet need? Is this the only program of its kind in the city?
2. Program Effectiveness (max 20 points)
How effective is the agency at attaining the goals and objectives in the City's Five Year Consolidated Plan? Does it address more than one goal or objective?
3. Cost Effectiveness (max 30 points)
What is the balance between agency operating expenses versus benefits to the community? How well do they leverage CDBG funding?
4. Agency Effectiveness (max 20 points)
Does the Agency have the capacity to administer the grant?
5. Capital Improvement Projects (max 10 points, in addition to the above).
Is the project expanding or improving housing units in Medford for low/moderate income residents?
6. Deductions for negative audit findings, exceeding the page limit, blank fields, and required items not included with application.
7. The amount requested versus the applicants scoring/ rank.

D) Funding Recommendation

Based on our scoring and discussion we recommend the following allocation of funds:

Recommended funding for Public Services:

*The original funding recommendation compiled on March 4, 2015 was amended on April 15, 2015 and April 28, 2015 to reflect revisions to the Housing and Community Development Commissions scoring system. The system was evaluated during the public comment period and the Commission obtained public input which impacted the final funding recommendation.

Rank	Public Service	Amount Requested	Recommended	Percent of PS Funding Amount
#1	Hearts with a Mission	\$25,000	\$18,750	19.99%
#2	Maslow Project	\$22,000	\$15,000	15.99%
#3	Community Works, Inc.	\$15,000	\$10,000	10.66%
#4	Rogue Valley Family YMCA	\$22,665	\$7,250	7.73%
#5	Medford Senior Center	\$20,000	\$7,250	7.73%
#6	Community Volunteer Network	\$15,000	\$7,000	7.46%
#7	St. Vincent de Paul	\$25,000	\$7,000	7.46%
#8	Kids Unlimited, Inc.	\$20,000	\$6,750	7.20%
#9	CASA of Jackson County	\$20,000	\$4,500	4.80%
#10	ACCESS	\$10,000	\$3,652.50	3.89%
#11	Roost & Wings	\$7,600	\$3,652.50	3.89%
#12	Center for NonProfit Legal	\$12,000	\$3,000	3.20%
Unfunded Requests (4)		\$70,929	\$0	0.00%
Total		\$285,194	\$93,805	100%

Hearts with a Mission (24/7 Emergency Shelter and Safety Net Services): Operational expenses.

Maslow Project (Wrap-around Case Management): Operational expenses.

Community Works, Inc. (Transitional Living and Financial Empowerment Program): Operational expenses and client support services.

RV Family YMCA (No Child Left Alone Afterschool Program): Financial assistance to participants of the afterschool program.

Medford Senior Center (Senior Advocacy Program): Operational expenses.

Community Volunteer Network (Foster Grandparent Program): Operational expenses.

St. Vincent De Paul (Reducing Homelessness Program): Rental assistance for households at risk.

Kids Unlimited (Onsite Afterschool Programs): Operational expenses at five elementary schools.

CASA (Recruit and Train CASA Staff for Abused Children): Operational expenses.

ACCESS (Navigator and Companion Program): Operational expenses.

Roots and Wings (Tuition and Assistance for Underserved Children): Tuition assistance to families in need.

Center for Non Profit Legal (Pathways to Self Sufficiency Program): Operational expenses.

Recommended funding Capital Improvement Projects:

Rank	CIP	Amount Requested	Recommended	Percent of CIP Funding Amount
#1	Housing Authority of Jackson County	\$200,000	\$200,000	32.72%
#2	Medford Parks and Recreation Department	\$40,000	\$40,000	6.54%
#3	Medford Senior Center	\$32,000	\$32,000	5.24%
N/A	Medford Public Works Division*	\$184,038	\$184,038	30.10%
N/A	Medford Code Enforcement/Building Division*	\$155,218	\$155,218	25.40%
	Unfunded Requests (0)	\$0	\$0	0.00%
	Total	\$611,256	\$611,256	100%

*On March 5, 2015, Council approved a motion to direct staff to move forward with the process to include infrastructure improvements and elimination of blight projects in the 2015/2016 program year funding using carry-forward and residual entitlement funds.

Housing Authority of Jackson County (Homeowner Repair Program): Fully funds City of Medford's homeowner repair program.

City of Medford Parks and Recreation Department (Jackson Park Playground Renovation Project): Provide funds to purchase and replace playground equipment.

Medford Senior Center (Parking Lot Restoration Project): Provide funds to restore parking lot.

Medford Public Works Division (Public Infrastructure Project): Provide funds to build sidewalks and the associated improvements.

Medford Code Enforcement/Building Division (Demolition/Clearance Project): Provide funds to demolish buildings and clear properties.

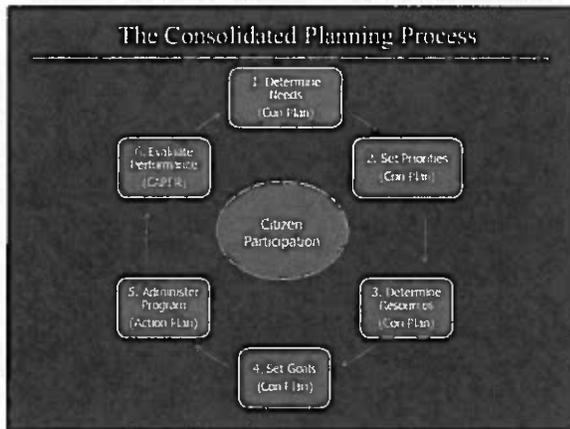
**Community Development
Block Grant Program**

2015-2016 Action Plan
Public Hearing



Angela Durant
Grant Support Technician
Parks & Recreation Department

Andrea Noble, Chair
Housing & Community
Development Commission



**2015-2016 Action Plan
Annual Funding Facts**

- ▶ Up to 100% - capital improvement projects
- ▶ Up to 15% - public services programs
- ▶ Up to 20% - program administration
- ▶ City may allocate funding to in-house projects
- ▶ Minimum of 70% - LMH activities

Angela Durant, Grant Support
Technician
Parks & Recreation Department

**2015-2016 Action Plan
Funding Summary**

▶ 2015-2016 Entitlement		\$625,396
- Program Administration 70%	\$125,073	
- Public Services 15%	93,808	
- Capital Improvements 65%	406,488	
▶ Additional Resources, Unallocated Funds		204,768
- Capital Improvements 100%	204,768	
TOTAL AVAILABLE FUNDING		\$830,134
▶ Estimated Program Income	80,000	
▶ Carry-forward, Allocated Funds	24,000	
		104,000
TOTAL FINANCIAL CONSIDERATION		\$934,134

**2015-2016 Action Plan
Goals, Objectives & Strategies Addressed**

- ▶ All three Consolidated Plan goals are addressed in the 2015-2016 Action Plan
- ▶ All objectives have been addressed through multiple strategies
- ▶ All activities and projects meet at least one strategy

**2015-2016 Action Plan
Grant Application Process**

- ▶ Housing and Community Development Commission (HCDC) acts as advisor
 - 1. Orientation meetings
 - 2. Email notifications
 - 3. Application eligibility determined by Staff
 - 4. Applications reviewed and scored by HCDC
 - 5. Presentations made to HCDC
 - 6. HCDC makes final recommendation

Angela Durant, Grant Support
Technician
Parks & Recreation Department

**2015-2016 Action Plan
Funding Allocation & Recommendation**

Program Administration - \$125,073

- ▶ Day-to-day operations
- ▶ Compliance with federal regulations
- ▶ Planning for housing and community development needs
- ▶ Program outreach and public relations
- ▶ Staff training

**2015-2016 Action Plan
Funding Allocation & Recommendation**

Public Services Programs - \$93,805

- ▶ Competitive process
- ▶ The City received \$285,194 in requests
- ▶ Initial funding recommendation was approved on March 4, 2015
- ▶ Recommendation was amended after extensive review of the application scoring process
- ▶ Final funding recommendation was approved on April 28, 2015

**2015-2016 Action Plan
Funding Allocation & Recommendation**

Agency Name	Funding Recommendation
Heroes with a Mission	\$18,750
Manlow Project	15,000
Community Works, Inc	10,000
Rogue Valley Family YMCA	7,250
Medford Senior Center	7,250
Community Volunteer Network	7,000
St. Vincent de Paul	7,000
Kids Unlimited	6,750
CASA of Jackson County	4,500
ACCESS	3,652.50
Roots & Wings	3,652.50
Center for NonProfit Legal	3,000
Total Public Services	\$93,805

Angela Durant, Grant Support
Technician
Parks & Recreation Department

**2015-2016 Action Plan
Funding Allocation & Recommendation**

Capital Improvement Projects

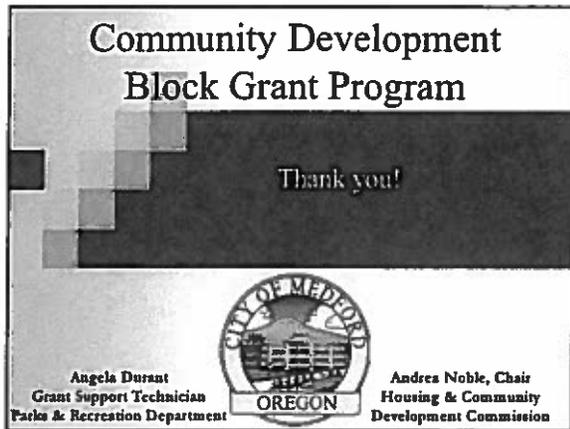
Agency Name	Funding Recommendation
Housing Authority of Jackson County – Homeowner Repair	\$200,000
Medford Parks & Recreation	40,000
Medford Senior Center	32,000
City of Medford Public Works	184,038
City of Medford Code Enforcement/Building Division	155,218
Total Capital Improvements	\$611,256

**2015-2016 Action Plan
Evaluation Methodology & Funding Recommendation**

Housing & Community Development Commission
Andrea Noble, Chair

- 2015-2016 Action Plan
Implementation Highlights**
-
1. Solicit public input during 30-day public comment period – ends May 7, 2015
 - ▶ Staff has recorded comments from Mielow Project
 2. HCDC approved Plan on May 6, 2015
 3. Solicit final public input during public hearing
 - ▶ All public comments will be recorded in final Plan
 4. Request Council approve resolution to adopt the Plan
 5. Submit final Plan to HUD on May 15, 2015

Angela Durant, Grant Support
Technician
Parks & Recreation Department





CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 120.1

www.cityofmedford.org

DEPARTMENT: Public Works
PHONE: (541) 774-2100
STAFF CONTACT: Cory Crebbin, Director

AGENDA SECTION: Public Hearings
MEETING DATE: May 7, 2015

COUNCIL BILL 2015-48

An ordinance amending Sections 4.105 and 4.405 of the Medford Code pertaining to sewer rates effective July 15, 2015.

ISSUE STATEMENT & SUMMARY:

An ordinance amending Medford Municipal Code Sections 4.105 and 4.405 to revise the definition of multi-family residential utility service and the amount of the sewage treatment utility rate.

BACKGROUND:

On March 16, 2015, the Regional Rate Committee approved a 7.5% increase per year for five years to the rate the City pays the Regional Wastewater Treatment Plant. The first rate increase is effective July 1, 2015. The sewage treatment fee is included in of the Sewer Utility Fee amount on customer's City utility bill.

A. Council Action History

None.

B. Analysis

- Section 4.105 is revised to change the definition of multi-family residential dwelling unit from three separate living units to two in order to conform with the Regional Rate Committee's definition.
- Section 4.405 is revised to increase the sewage treatment portion of the monthly sewer fee by the 7.5% increase imposed by the Regional Rate Committee, as well as an additional \$0.03 cents to cover the costs of billing and collection of the sewage treatment fee.

C. Financial and/or Resource Considerations

- If the ordinance is approved, there is no financial impact to the City for the 7.5% increase as this revenue is paid to the Regional Wastewater Treatment Plant per Regional Rate Committee Resolution No. 30. If the ordinance is not approved, the City will incur additional costs of approximately \$804,000 per year to cover the cost of the Regional Rate Committee's increase. These costs would come out of Fund 14, Sewer Maintenance Fund and would significantly impact the City's ability to maintain the sanitary sewer system.
- City revenue will increase approximately \$3,000 per month, or \$36,000 per year, to cover the costs of billing and collecting sewage treatment fees. Revenue will be recorded in Fund 14, Sewer Maintenance Fund.

D. Timing Issues

The Regional Rate Committee's rate increase is effective July 1, 2015. The City will make this fee increase effective July 15, 2015, to coincide with the City's sewer collection fee increase previously approved.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 120.1

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STRATEGIC PLAN:

Theme: Quality Public Services

Goal 10: Provide efficient and effective sewer and storm water services.

Objective 10.4: Reliably treat sewage in compliance with the applicable National Pollutant Discharge Elimination System (NPDES) permit.

COUNCIL OPTIONS:

1. Approve the ordinance.
2. Modify the ordinance.
3. Deny the ordinance.

STAFF RECOMMENDATIONS:

Approve the proposed ordinance.

SUGGESTED MOTION:

I move to approve the ordinance amending Sections 4.105 and 4.405 to revise the definition of multi-family residential utility service and the amount of the sewage treatment utility rate.

EXHIBITS:

Ordinance

ORDINANCE NO. 2015-48

AN ORDINANCE amending Sections 4.105 and 4.405 of the Medford Code pertaining to sewer rates effective July 15, 2015.

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

SECTION 1. Section 4.105 of the Medford Code is amended to read as follows:

4.105 Definitions.

(17) Residential Service: Service to any structure used primarily for residential purposes. Residential use is further defined as follows:

(b) Multi-Family Residential Service: Service to a structure which consists of ~~three~~ two or more separate living facilities sharing at least one common wall or a common roof in which the occupants normally cook meals, eat, sleep and carry on the household operations incident to domestic life. Excludes commercial transient housing such as hotel and motel suites.

SECTION 2. Section 4.405 of the Medford Code is amended to read as follows:

4.405 Sewer Rates.

(3) Single-Family Residential Sewer Service.

The rate per account per month shall be a flat rate.

	<u>2013</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
City of Medford	\$10.01	\$11.51	\$12.32	\$13.18	\$13.18	\$13.18
Regional Rate Committee	\$ 5.84	\$ 5.84 6.31	\$ 5.84 6.78	\$ 5.84 7.29	\$ 7.83	\$ 8.42

(4) Multiple-Family Residential Sewer Service.

The rate per account per month shall be the total of the Base and Gallonage charges as follows. The rates per month in (a) and (b) shall also include each mobile home space in a mobile home park.

(a) Base Charge - The rate per month shall be:

	<u>2013</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
City of Medford	\$13.74	\$15.80	\$16.91	\$18.09	\$18.09	\$18.09
Regional Rate Committee	\$ 2.11	\$ 2.11 2.30	\$ 2.11 2.47	\$ 2.11 2.65	\$ 2.85	\$3.05

(b) Gallonage Charge - For each 1,000 gallons of water delivered to the premises as determined in (c), the rate shall be:

	<u>2013</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
City of Medford	\$0.57	\$0.66	\$0.70	\$0.75	\$0.75	\$0.75
Regional Rate Committee	\$0.60	\$0.60 0.67	\$0.60 0.72	\$0.60 0.77	\$0.83	\$0.89

(c) Gallonage shall be determined once each year during the month of March for each such account and the amount of the charge so determined shall be charged for each month for the following 12-month period. The charge shall be determined for each account by applying the above gallonage rate to the average monthly water consumption during the December, January and February billing periods to the closest 1,000 gallons and using a minimum of 1,000 gallons for each such month for each dwelling unit. In the case of a service which commences after the December billing period, the average shall be determined by a reasonable comparison with the use of water by other customers receiving the same class of service and under similar circumstances and conditions.

(5) Non-Residential Service.

The rate per account per month shall be total of Base and Gallonage charges as follows:

(a) Base Charge – The rate per month shall be:

	<u>2013</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
City of Medford	\$13.74	\$15.80	\$16.91	\$18.09	\$18.09	\$18.09
Regional Rate Committee	\$ 2.11	\$ 2.11 2.30	\$ 2.11 2.47	\$ 2.11 2.65	\$ 2.85	\$3.05

(b) Gallonage Charge - For each 1,000 gallons of water delivered to the premises with the exceptions described in (d) below, the rate shall be:

	<u>2013</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
City of Medford	\$0.57	\$0.66	\$0.70	\$0.75	\$0.75	\$0.75
Regional Rate Committee	\$0.60	\$0.60 0.67	\$0.60 0.72	\$0.60 0.77	\$0.83	\$0.89

* * *

(6) Extra Strength Commercial, Hospital and Industrial Sewer Service Surcharge.

The rate per sewer service per month shall be as follows:

	<u>2013</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
City of Medford	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Regional Rate Committee	\$0.23	\$0.23 0.28	\$0.23 0.30	\$0.23 0.32	\$0.34	\$0.36

per each 300 ppm of biochemical oxygen demand, (BOD) or suspended solids (SS) or fraction thereof, in excess of the first 300 parts per million (ppm) of BOD or SS, per 1,000 gallons of water delivered to the premises. The rate shall be for the higher concentration of either BOD or SS, but not assessed for both. Such charge shall be in addition to the charge for sewer service listed in Subsection (5) above.

(7) Recreation Vehicle Waste Dumping Station.

The rate for each recreational vehicle waste dumping station shall be as follows:

	<u>2013</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
City of Medford	\$20.86	\$23.99	\$25.67	\$27.47	\$27.47	\$27.47
Regional Rate Committee	\$23.88	\$23.88 25.70	\$23.88 27.63	\$23.88 29.70	\$31.93	\$34.32

per dumping facility per month, in addition to other sewer charges as prescribed in Subsection (6) above, for commercial or industrial sewer service to the location.

(9) Review of Rates.

The sewer charges established in this section of the City Code shall be reviewed as necessary. The rates may be revised to reflect actual costs of operation, maintenance, replacement and financing of the treatment works and sewage collection system. Charges are to be equitable with regard to each user's contribution to the total wastewater loading rate. The sanitary sewer rate changes listed above shall become effective on March 1, 2013, for single-family residential service and July 1, 2013, for all other service, respectively. In 2015, 2016, ~~and 2017~~, **2018 and 2019** rate changes are effective July 15 for all services.

PASSED by the Council and signed by me in authentication of its passage this ____ day of _____, 2015.

ATTEST: _____
City Recorder

Mayor

APPROVED _____, 2015.

Mayor

NOTE: Matter in **bold** in an amended section is new. Matter ~~struck through~~ is existing law to be omitted. Three asterisks (***) indicate existing law, which remains unchanged by this ordinance but was omitted for the sake of brevity.